



**OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI**

**FRANCIS G. SLAY
MAYOR**

**BARBARA A. GEISMAN
EXECUTIVE DIRECTOR FOR DEVELOPMENT
CITY HALL - ROOM 200
1200 MARKET STREET
SAINT LOUIS, MISSOURI 63103-2877
(314) 622-4792
FAX: (314) 622-3240
geismanb@stlouiscity.com**

November 10, 2009

U. S. Department of Housing and Urban Development

RE: City of St. Louis Five-Year Consolidated Plan

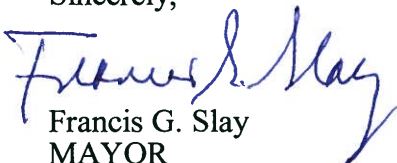
Ladies and Gentlemen:

I am pleased to submit this new Five-Year Consolidated Plan to the Department of Housing and Urban Development. From 2005 through 2009, thanks in large part to the City's partnership with HUD, the City has experienced both an unparalleled level of reinvestment and a significant improvement in quality of life for the City's residents, workers and visitors. New homes are visible in neighborhoods throughout the City, as are historic homes that have been substantially re habilitated. New retail shopping opportunities are locating in both traditional neighborhood business districts and in new modern shopping centers. Manufacturing businesses are investing in new and expanded facilities, adding more jobs for our citizens to the City's tax base. Professional firms are making new commitments to downtown St. Louis, and businesses not currently located in the City are moving within the City's boundaries. While the current state of the economy has slowed this activity somewhat, activity is still continuing even in these times of economic difficulty. HUD is now more important than ever in our City's community development efforts.

As we work hard to build the City's tax base by attracting middle and upper income residents back to the City, we are also working equally hard to improve housing quality and provide new and rehabilitated homes for our low and moderate income citizens. And the City's Planning and Urban Design Agency is working closely with aldermen and neighborhood residents to develop and adopt new plans for a variety of city neighborhoods.

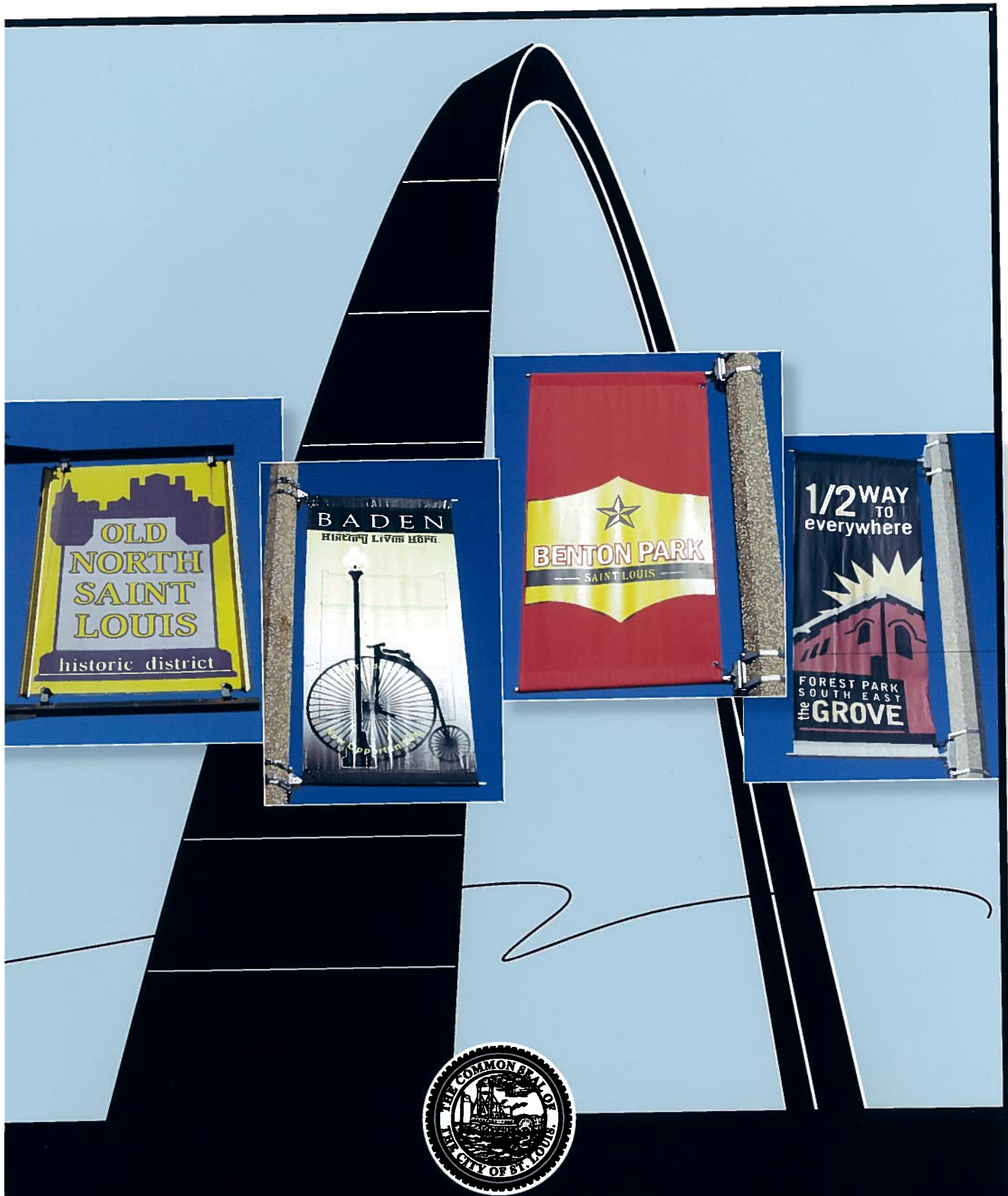
As we continue to make progress towards our ultimate goals of economic self-sufficiency and an attractive quality of life for all of our citizens in each city neighborhood, the keys to our success are partnership and teamwork—with our citizens, with private developers and businesses, with non-profit organizations, with elected officials and governments at the local, regional, state and federal levels. The Department of Housing and Urban Development continues to be one of the City's most valued partners. We look forward to continuing this partnership as we approach the next five years of the City's progress.

Sincerely,


Francis G. Slay
MAYOR

FGS/bg





St. Louis Consolidated Plan Five Year Strategy

November 2009

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CITY OF ST. LOUIS, MISSOURI

CONSOLIDATED PLAN

FOR THE HUD CDBG, HOME, ESG AND HOPWA PROGRAMS

**FOR THE FIVE-YEAR PERIOD
JANUARY 1, 2010 – DECEMBER 31, 2014**



Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

1. EXECUTIVE SUMMARY

For more than 30 years the federal government has provided annual entitlement support to cities of more than 50,000 people for community development purposes. The amount of funding awarded is based on formulas that measure the level of distress in each community and take into account such factors as population, poverty, housing overcrowding/age, and growth lag. Funding is to be used in the implementation of an annual application and an overall multi-year community development strategy known collectively as the Consolidated Plan.

This Consolidated Plan provides a basis and strategy for the use of federal funds granted to the City of St. Louis by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This Consolidated Plan covers the period beginning January 1, 2010, through December 31, 2014, including five program years. Programs and activities described in this plan are primarily intended to benefit low-income and moderate-income residents of the City of St. Louis, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole, other city residents and neighborhoods through the prevention and/or elimination of slums and blight. Funds will be distributed for eligible activities throughout the City of St. Louis. The City also uses this plan to coordinate with other federal and state grant programs and local initiatives.

This plan is the product of extensive public outreach, multiple public hearings, and consultation with more than 100 agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low-income and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. A complete draft of this plan has been made available for public review and comment for a 30-day period beginning October 12, 2009. The availability of both the draft plan and the final plan is advertised in the daily general circulation local newspapers. The complete documents are available for review on the City's website (<http://stlouis.missouri.org>) and in print form at the offices of the Community Development Administration (1015 Locust St., Suite 1200, St. Louis, MO 63101) and at the Central Branch of the St. Louis Public Library.

The City of St. Louis receives annual funding from four programs administered at the federal level by the U.S. Department of Housing and Urban Development. They are:

- Community Development Block Grant (CDBG)
- Home Investment Partnership/American Dream Downpayment Incentive (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities For Persons With Aids (HOPWA)

The City's Community Development Administration (CDA) retains primary local responsibility for all of these programs. Programmatic responsibility for the ESG program rests with the City's Department of Human Services, and programmatic responsibility for the HOPWA program rests with the Health Department.

Available Funds

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of St. Louis has used the presumption of level funding for each program at federal fiscal year 2010 levels as outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas and the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities may change with availability of funding.

After several years of steady reductions in the City's Community Development Block Grant entitlement totaling approximately 30% from 2002 through 2009, this Plan anticipates no further increase or decrease in funding for 2010 through 2014. Funds for the Home Investment Partnerships Program (HOME), Housing Opportunities For Persons With AIDS (HOPWA), and the Emergency Shelter Grant Program (ESG) are also expected to remain at 2010 levels. Fluctuations in funding levels will affect the City's ability to achieve the accomplishments anticipated herein.

	CDBG	HOME	ESG	HOPWA	TOTAL
Estimated Annual Entitlement	\$19,800,299	\$4,574,417	\$820,000	\$1,264,901	\$26,459,617
Estimated Program Income	\$2,000,000	\$75,000	\$0	\$0	\$2,075,000
Estimated Annual Funds Available	\$21,800,299	\$4,649,417	\$820,000	\$1,264,901	\$28,534,617
Five-Year Total Estimated Funds Available*	\$109,000,495	\$23,247,085	\$4,100,000	\$6,324,505	\$142,673,085

* Five year estimates may vary as program income for CDBG and HOME may trend up or down over the five year period.

Program Highlights

Housing will remain the primary focus of both the CDBG and HOME programs with funding provided for acquisition financing and development cost write-downs. Funding through these two programs will assist with the rehabilitation or new construction of affordable and market rate homes throughout the City. During the preceding five years, much of the City's discretionary CDBG and HOME funding was used to support HOPE VI developments that replaced obsolete high-rise public housing with quality low-rise mixed income neighborhoods. With the final component of the most recently awarded HOPE VI development under construction, the City established a Major Residential/Commercial Initiatives program and set aside funding for the program in its Annual Plan. This setaside is intended to initiate development similar in scale and quality to the HOPE VI developments in other distressed parts of the City, particularly on the City's north side. A number of major initiatives are now in progress.

After nearly four years in operation, the centralized Healthy Home Repair Program was phased out over the course of 2009. Although the centralized program resulted in major improvements, limited resources led to long waiting lists in some neighborhoods. In some parts of the City, CDA funds budgeted for home repair are being administered in whole or in part at the

neighborhood level. In other parts of the City, home repair application intake is being handled at the neighborhood level, while construction management continues under the process established for the centralized program. In still other parts of the City, CDA is handling application intake while construction management continues under the centralized process. It is anticipated that the home repair program will continue to evolve administratively over the five years covered by this Plan.

The City will also continue to support Community Based Development Organizations with CDBG funding. These organizations serve as focal points and catalysts for neighborhood-based development and other types of neighborhood revitalization initiatives.

Economic development will also remain a major initiative for the next five years. CDBG funds will be used to attract businesses to the City and retain businesses within the City and create or retain jobs for low and moderate income people through loans and grants. A commercial district program will provide for facade and public improvements within neighborhood business districts serving low and moderate income residents.

In addition to using the limited amounts of HUD funds available for these purposes, the City will use other federal, local and state economic development incentives, including Tax Increment Financing and a variety of state and federal tax credits, for economic and residential development purposes. The City will also use dedicated City funds made available through the City's Affordable Housing Commission to assist in residential development, the development of permanent supportive housing, foreclosure prevention, residential repairs and accessibility modifications, homeless services, and a variety of other residential activities that provide assistance to individuals and families with incomes at or below 80% of the SMSA median.

Summary of Objectives and Outcomes

Funds for the 2010-2014 program years will be allocated among the following objectives and outcomes established by HUD through the CPD Outcome Performance Measurement System, as further detailed in the body of this Plan:

	Availability/ Accessibility	Affordability	Sustainability
Create a Suitable Living Environment	14%	<1%	18%
Provide Decent Housing	21%	13%	19%
Create Economic Opportunities	5%	0%	9%

Creating Suitable Living Environments: Availability/Accessibility

As in the past, activities will be supported with HUD funds to improve access to public services that improve the living environment for low- and moderate-income persons.

Activities will:

- Provide opportunities for enrichment for low- and moderate-income youth, including at-risk youth, by encouraging leadership skills and providing after-school educational, recreational and mentoring opportunities to help youth participants develop the skills needed to achieve personal, educational and future employment success.
- Provide opportunities to maintain and enhance the quality of life for the City's senior, special needs and other low-income populations by providing nutritional meals, transportation services, recreational services, outreach, health screenings and nutrition education.
- Provide food and shelter and address other emergency needs for low and moderate income and homeless residents.
- Provide access to health services, mental health counseling, nutrition services, public health nursing and quality health education that will support informed decisions in risk reduction behaviors for low- and moderate-income residents.

Providing Decent Affordable Housing: Availability/Accessibility

Activities funded are expected to improve availability and accessibility of decent, safe and sanitary housing.

Activities are expected to:

- Improve the quality of and accessibility to decent, safe and sanitary housing for low and moderate income individuals and families and quality of life in low and moderate income neighborhoods through inspection services, emergency and other home repair, including code-related repair, rehabilitation, lead hazard reduction, forgivable and deferred payment loans, assistance in the development and management of rental housing units, and assistance in the development of owner-occupied homes.
- Provide minor home repair services, safety and security modifications, energy/weatherization services, and accessibility modifications for elderly homeowners as well as homeowners and renters with disabilities.
- Provide housing information and supportive services to help low- and moderate-income households that include persons with HIV/AIDS access decent housing.

Creating Economic Opportunities: Availability/Accessibility:

Projects supported by HUD funds are expected to provide availability and accessibility for the purpose of creating and retaining jobs and economic opportunities for low and moderate income residents. Activities are expected to:

- Encourage commercial and industrial development through direct financial assistance to private for-profit businesses, micro-enterprise assistance and development and the acquisition of commercial and other property. The goal of this program is to retain and/or create jobs for low-moderate income persons by providing attractive project financing and suitable sites. Most loans will require a firm commitment of private financing to leverage program funds, acceptable job creation or retention goals, and an agreement to accept entry-level referrals from the St. Louis Agency on Training and Employment (SLATE).
- Assist individuals and disadvantaged business owners with improved access to business skills training and other types of assistance.

Creating Suitable Living Environments: Affordability

HUD funds are expected to support activities that assist individuals by improving affordability for the purpose of creating a suitable living environment. The proposed activities are expected to provide quality affordable child care services to allow low and moderate income parents to retain employment, attend school or enroll in job training programs.

Providing Decent Affordable Housing: Affordability

HUD-funded activities are expected to help improve the affordability of decent housing through direct housing related services and/or the creation and rehabilitation of housing units. Activities are expected to:

- Result in the creation or rehabilitation of affordable owner-occupied and rental housing units for low-and moderate-income households.
- Help improve the affordability of decent housing by providing for education, counseling, investigation and enforcement of fair housing laws.
- Provide services that include maintaining an accessible database of affordable housing opportunities and providing rent, mortgage and utility assistance to help in preventing individuals from becoming homeless.
- Provide facility-based housing and tenant-based rental assistance to help low- and moderate-income households with special needs afford to move into decent housing.
- Provide buyer affordability second mortgages in connection with selected CDA-assisted for-sale residential units where market values exceed affordable purchase prices.

Creating Economic Opportunities: Affordability

In addition to direct financial assistance to businesses and other employers in St. Louis to provide economic opportunities for low- and moderate-income persons, it is anticipated that economic development activity will focus primarily on making capital affordable for businesses that improve the economic health of the community. Grants or low-interest loan assistance may be made available to micro enterprises or small businesses that would otherwise not be able to afford the capital to start or expand their operations.

Creating Suitable Living Environments: Sustainability

Many of the activities carried out in Program Years 2010-2014 are expected to include features that contribute to the sustainability of the physical environment in St. Louis's low- and moderate-income neighborhoods.

Providing Decent Housing: Housing: Sustainability

HUD funds will assist activities that provide for the rehabilitation of vacant and deteriorated rental and owner-occupied properties. HUD funds are expected to assist with acquisition financing, interim financing and development write-down financing through forgivable and deferred payment loans that reduce costs to produce owner-occupied and rental homes in blighted areas of the City. In areas where significant numbers of vacant lots exist, it is also anticipated that newly constructed rental and owner-occupied homes will be developed by Community Based Development Organizations. These newly constructed and substantially rehabilitated homes are expected to provide decent, safe and sanitary living environments for existing City residents and to attract new residents to the City. Repopulating dense urban environments that are both "walkable" and have ready access to public transportation is an inherently sustainable activity, as is rehabilitating existing homes where feasible rather than constructing new. It is also anticipated that some infrastructure improvements associated with these homes will incorporate features to enhance environmental sustainability

Creating Economic Opportunities: Sustainability

Activities using HUD funds will provide public service and economic development activities to enhance quality of life and provide economic opportunities for low and moderate income residents by restoring the stability and vitality of obsolete neighborhood commercial districts with façade enhancements, accessibility enhancements and/or infrastructure improvements in commercial areas throughout the City. As in the past, accessibility improvements are expected to include construction and/or alterations to provide accessible restrooms and accessible entranceways. Activities are also expected to include the provision of quality adult day care for seniors and people with disabilities in a community setting, enabling family care givers to remain employed.

Evaluation of Past Performance

The City of St. Louis' Consolidated Plan (Program Years 2005-2009) identified eight high priority areas for directing the course of the City's community development activities: Rental and Owner-Occupied Housing, Neighborhood Improvement, Infrastructure, Public Facilities, Public Services, Economic Development, Homeless Needs and Non-Homeless Special Needs. Due to limited availability of funds, only limited accomplishments were possible with CPD funds in the areas of Infrastructure and Public Facilities. A significant portion of these needs, however, were addressed with local funds and other federal funds. The City is constructing two new recreation centers using both proceeds of a City bond issue and seed funding from HUD earmarks. The City has made significant progress in meeting its transportation needs with federal and local funding for major projects and with local capital improvements sales tax funding for neighborhood-level streets and other infrastructure improvements.

Since 2001 CDBG and HOME funds have declined each year, resulting in significant cumulative decreases. In 2001 the City received more than \$28.3 million in new CDBG funding; in 2009, the City's allocation was \$19.8 million. This amounts to a decrease of more than 30% or \$8.5 million, over this eight-year period. Similarly, in 2001 the City received approximately \$5.6 million in HOME funding but in 2008, the City's allocation was approximately \$4.1 million, a decrease of \$1.5 million, or nearly 27%. Some additional HOME funds were made available in 2009, but the new funding did not come close to restoring the funding lost over the seven-year period from 2001 through 2008. These funding reductions forced the City to make significant cuts in public services, housing production, economic development and other activities in the City essential to improving economic opportunity, enhancing availability of decent housing, and improving quality of life in individual living circumstances and in neighborhoods. Funding decreases presented a significant obstacle to fulfilling the overall vision set forth in the City's Five Year Plan Strategy.

Nevertheless, the City continues to make very substantial progress in rebuilding neighborhoods and making them safer and more desirable places in which to live by aggressively seeking, preserving and using other forms of revitalization incentives: tax increment financing, federal and state affordable housing tax credits, federal and state historic tax credits, federal transportation funding, state loans, private grants, and a host of other programs. Overall the City continues to experience a revitalization that not only is improving the physical condition of City neighborhoods, but is also bringing people back into the City to live and work. This in turn enhances the City's tax base and the City's ability to provide services for all of its neighborhoods, the vast majority of which are low and moderate income. Most recently, funding from the American Recovery and Reinvestment Act is enabling the City to continue to make progress during this era of economic turmoil. The City is aggressively using its ARRA entitlement funding in a wide variety of categories and is aggressively seeking competitive ARRA grants.



5-YEAR STRATEGIC PLAN

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

FIVE-YEAR STRATEGIC PLAN

1. MISSION

It is the purpose of this five-year plan to provide a framework for the use of CDBG, HOME, ESG and HOPWA funds to advance the economic self-sufficiency of the City and its residents and enhance quality of life for all City residents, the vast majority of whom are low and moderate income.

A key City strategy for achieving this goal is teamwork – with our citizens, with private developers and businesses, with non-profit organizations and with elected officials at the local, state and federal levels. The following are the major elements of the City’s strategies for achieving success. The City uses its CDBG, HOME, ESG and HOPWA funds to help carry out this strategy.

- Residential development
 - Address special needs: affordable housing, senior housing, housing for people with disabilities
 - Build self-sufficient market
 - Expand housing variety/quality
 - Quality neighborhood environments
- Business development
 - Clear direction
 - Business appreciation
 - Market city advantages
 - Demonstrate market for goods/services
 - Provide competitive sites
 - Build market for real estate
- Build financial capacity
 - Assemble new resources
 - Preserve incentives
 - Invest in our future
- Build staff capacity
 - Quality people--requisite skills, attitudes
 - Clear responsibility, accountability
 - Build/nurture a great team
- Public sector partnerships
 - State/federal governments
 - Other governments in region
- Private sector partnerships
 - Build on private sector capacity, strength
 - Seek private investment
 - Don’t get in the way!
- Acknowledge problems...
 - And then solve them.



General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

GENERAL QUESTIONS

1. GEOGRAPHIC AREAS OF THE JURISDICTION

The boundaries of the City of St. Louis encompass some 61.4 square miles and were fixed at their current limits by a vote of residents in 1876. The City of St. Louis is an independent city and is one of only a handful of cities in the country that function as both cities and counties—thus, it has not been possible for the City of St. Louis to add to its land area and tax base by annexing adjacent unincorporated land area. From 1950 to 2000, the City lost more than 500,000 people—60% of its population—as the number of people living in the City dropped from 850,000 at the 1950 census to less than 350,000 in 2000. Now, the City’s population is growing for the first time in five decades—but slowly. According to the Census Bureau’s most recent estimate, the City had a population of 355,337 residents as of July, 2007—up from 348,189 at the time of the 2000 census. Nearly two-thirds of the City’s population have incomes that meets the definition of low and moderate income.

As residents left the City during this five-decade period, so did jobs and businesses. In the less than 20 years from 1978 through 2006, the City lost more than 38% of its jobs and nearly 30% of its businesses. While the number of jobs and businesses in the City began to grow in 2007 and 2008 for the first time in these two decades, data that becomes available for 2009 is expected to show that this positive trend is once again turning negative due to the current economic crisis.

2. GEOGRAPHIC BASIS FOR ALLOCATION OF INVESTMENTS

For the 2010 through 2014 program years services provided through the CDBG program will be concentrated primarily in low/moderate income neighborhoods, although limited services may be provided to other areas that are exhibiting signs of slums or blight. Most areas of the City are low and moderate income areas per HUD definitions--The “Low/Moderate Income Percentages” map on page 16 shows these low-moderate income areas of the City based on 2000 census figures. Still other programs operate on a citywide basis but serve only low and moderate income clientele or are funded with a combination of CPD and non-CPD funds that allow for services within non-CDBG eligible areas. HOME funds must be utilized for housing activities benefiting low-income and moderate-income families and are targeted accordingly.

Activities expected to be carried out with the City’s CDBG and HOME funding from 2010 through 2014 fall within eight general categories: Public Services, Public Facilities and Improvements, Housing (including Community Based Development Organizations, Housing Production and Home Repair/Rental Property Assistance), Historic Preservation, Economic Development, Section 108 Loan Repayments, and Planning/Administration. Collectively, these categories encompass the range of CDBG and HOME activities anticipated to be undertaken in the 2010 through 2014 program years.

Maps are provided on the following pages to show anticipated locations of non-residential CDBG, HOME, ESG and HOPWA funded activities—other locations and activities may be added if funding is increased, and some locations may be deleted if funding is decreased. In

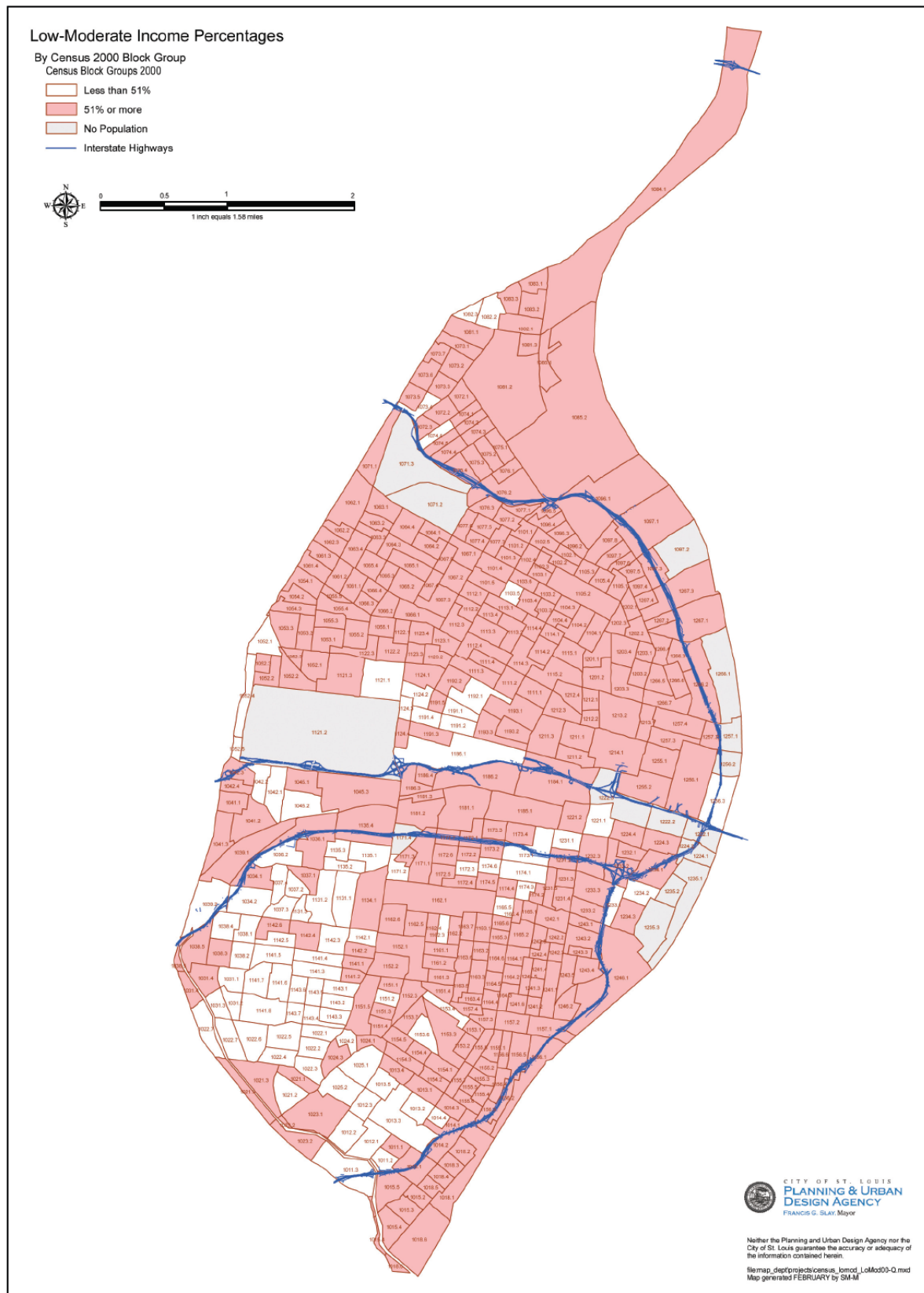
addition, some programs and locations may be consolidated for efficiency and cost-effectiveness, resulting in changes to or elimination of specific program “headquarters” locations, although the locations of services and levels of services to the areas shown will in most cases be preserved.

Maps included are the following:

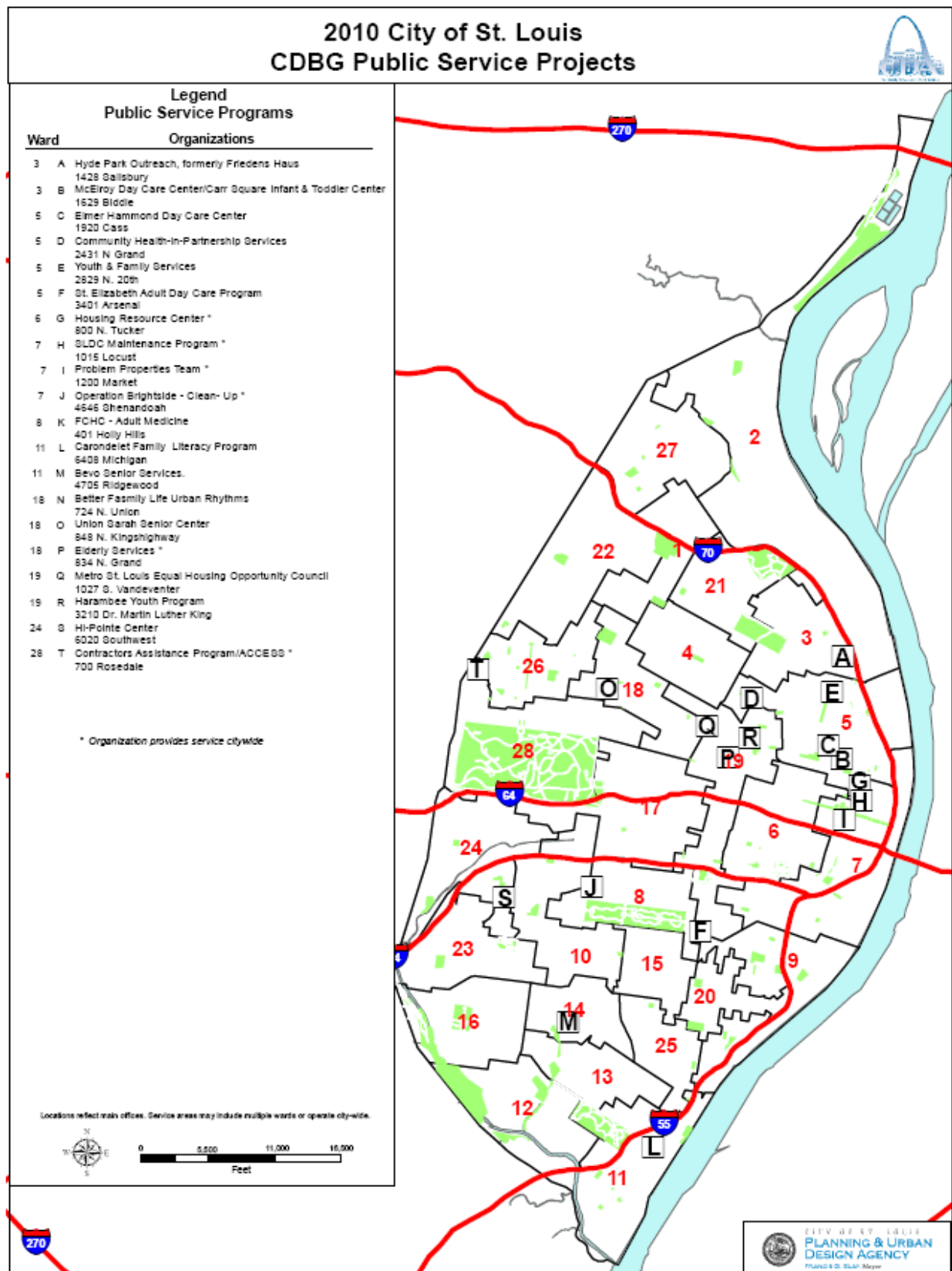
- City of St. Louis Map of Low/Moderate Income Areas
- CDBG-Funded Public Service Projects
- CDBG-Funded Community Based Development Organizations
- CDBG-Funded Community Education Centers
- CDBG-Funded Expanded Recreation Centers
- ESG-Funded Projects
- HOPWA-Funded Projects

The maps show specific locations of ongoing projects. As these ongoing projects are completed, it is expected that new projects will be commenced in the general vicinity of the completed projects.

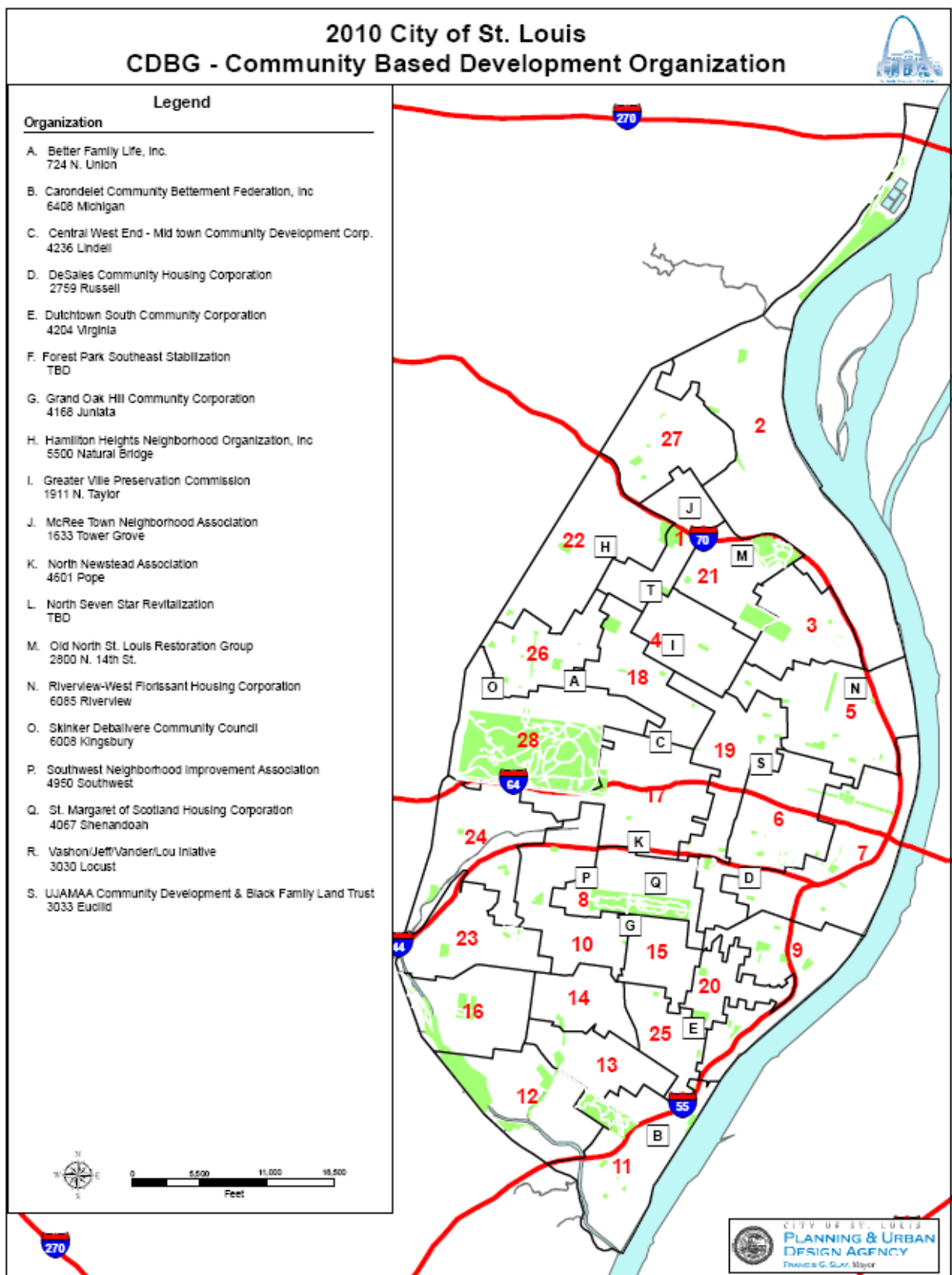
City of St. Louis Low/Moderate Income Areas Map



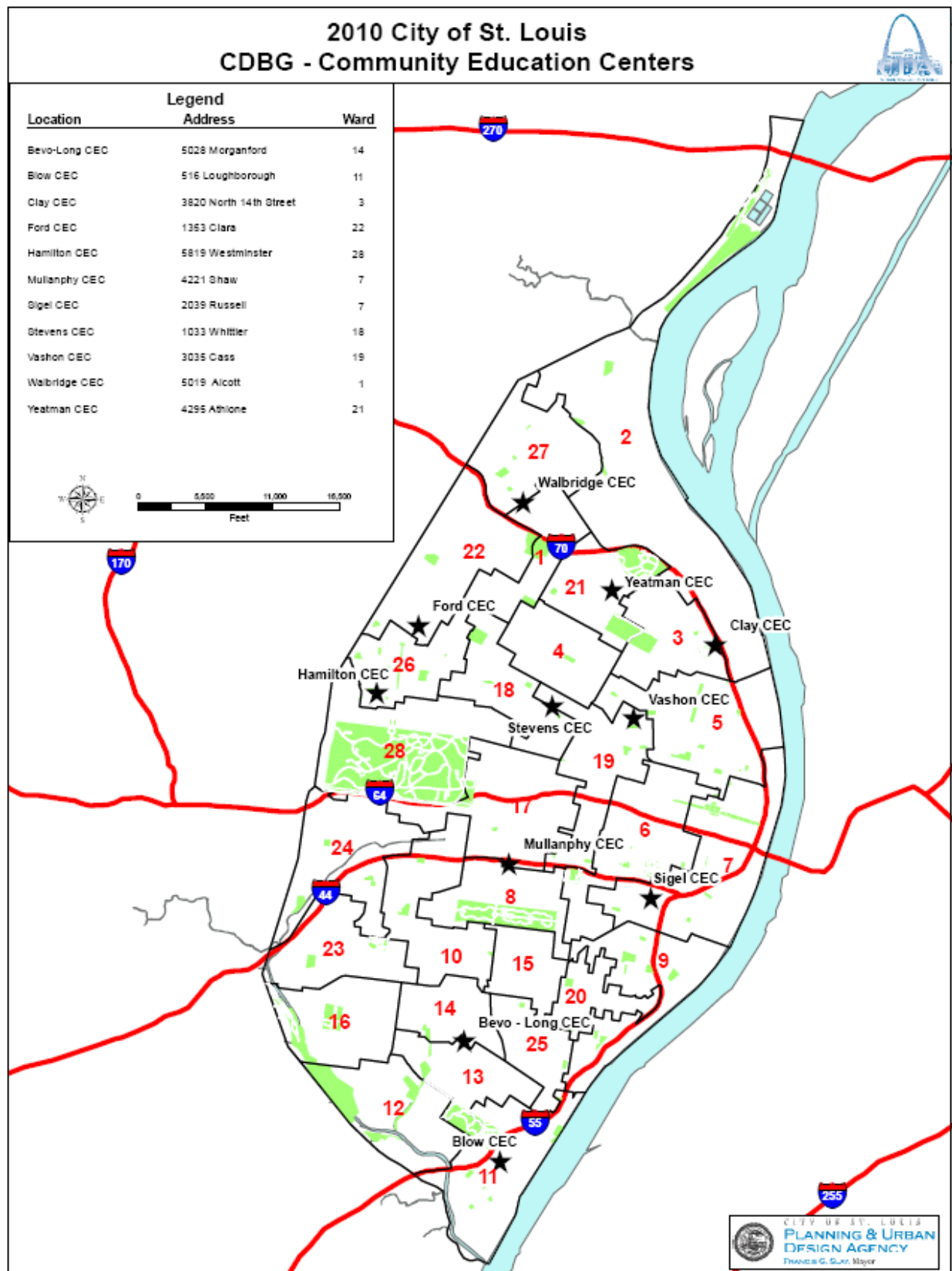
CDBG-Funded Public Service Projects Map



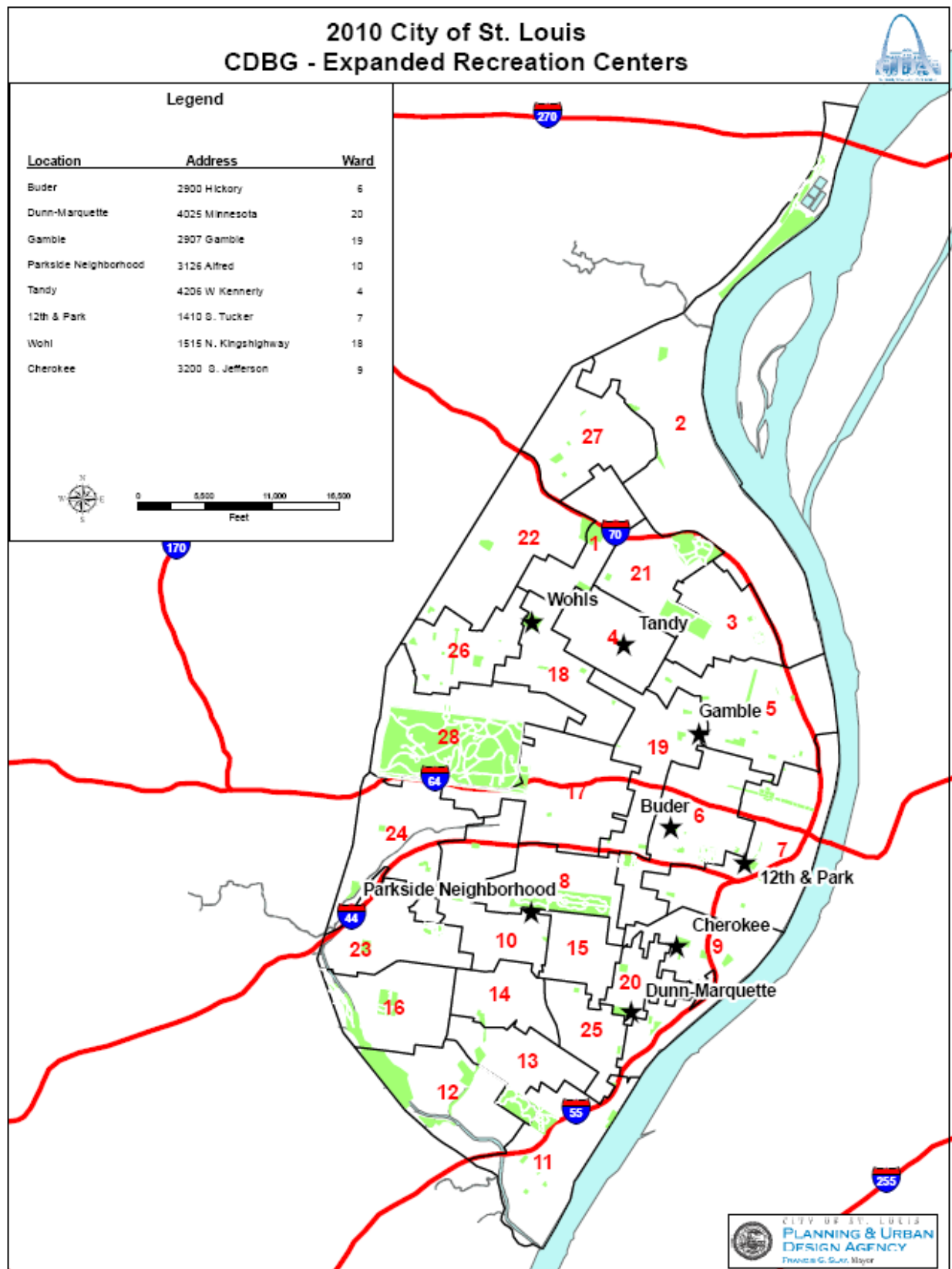
CDBG-Funded Community Based Development Organizations Map



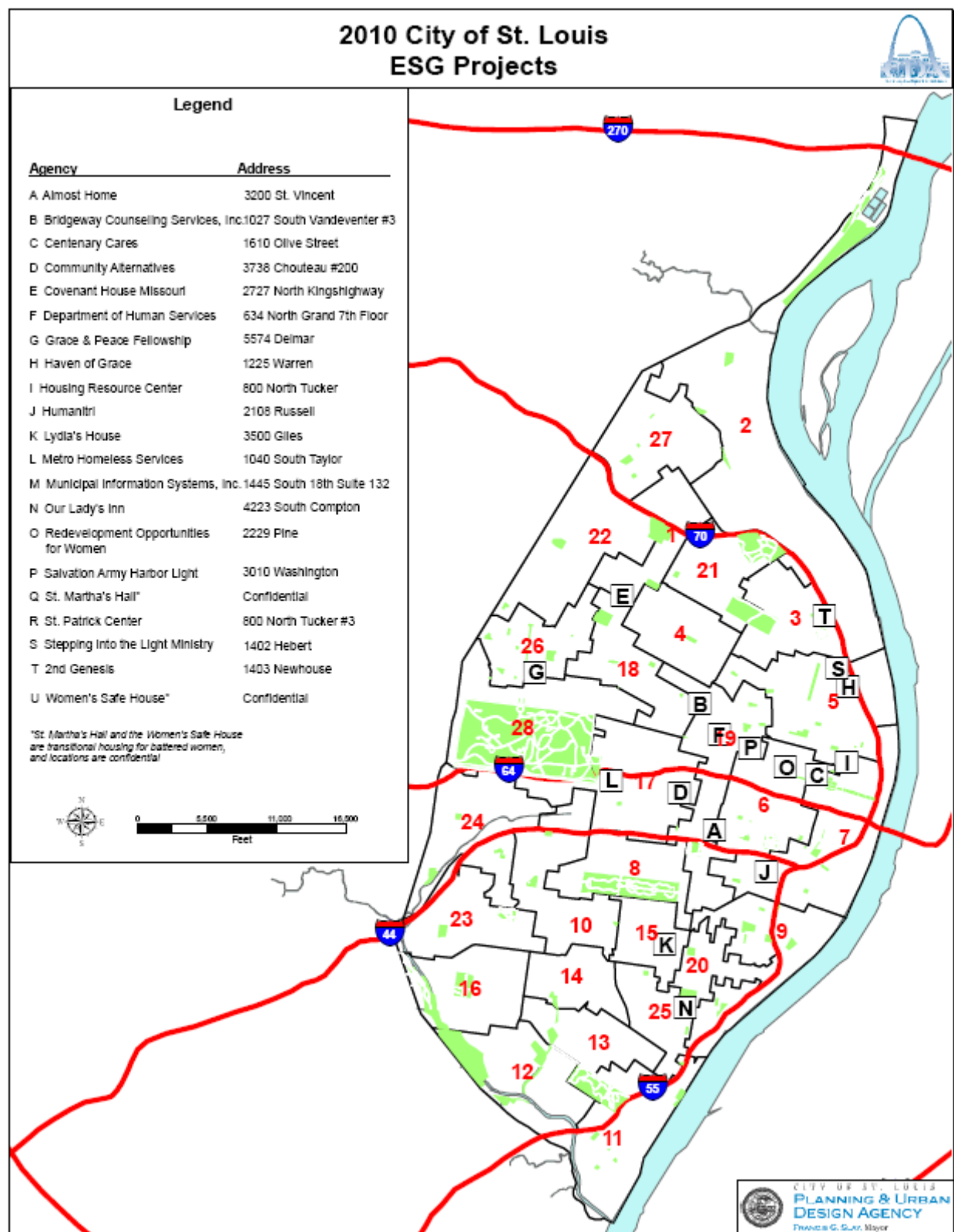
CDBG-Funded Community Education Centers Map



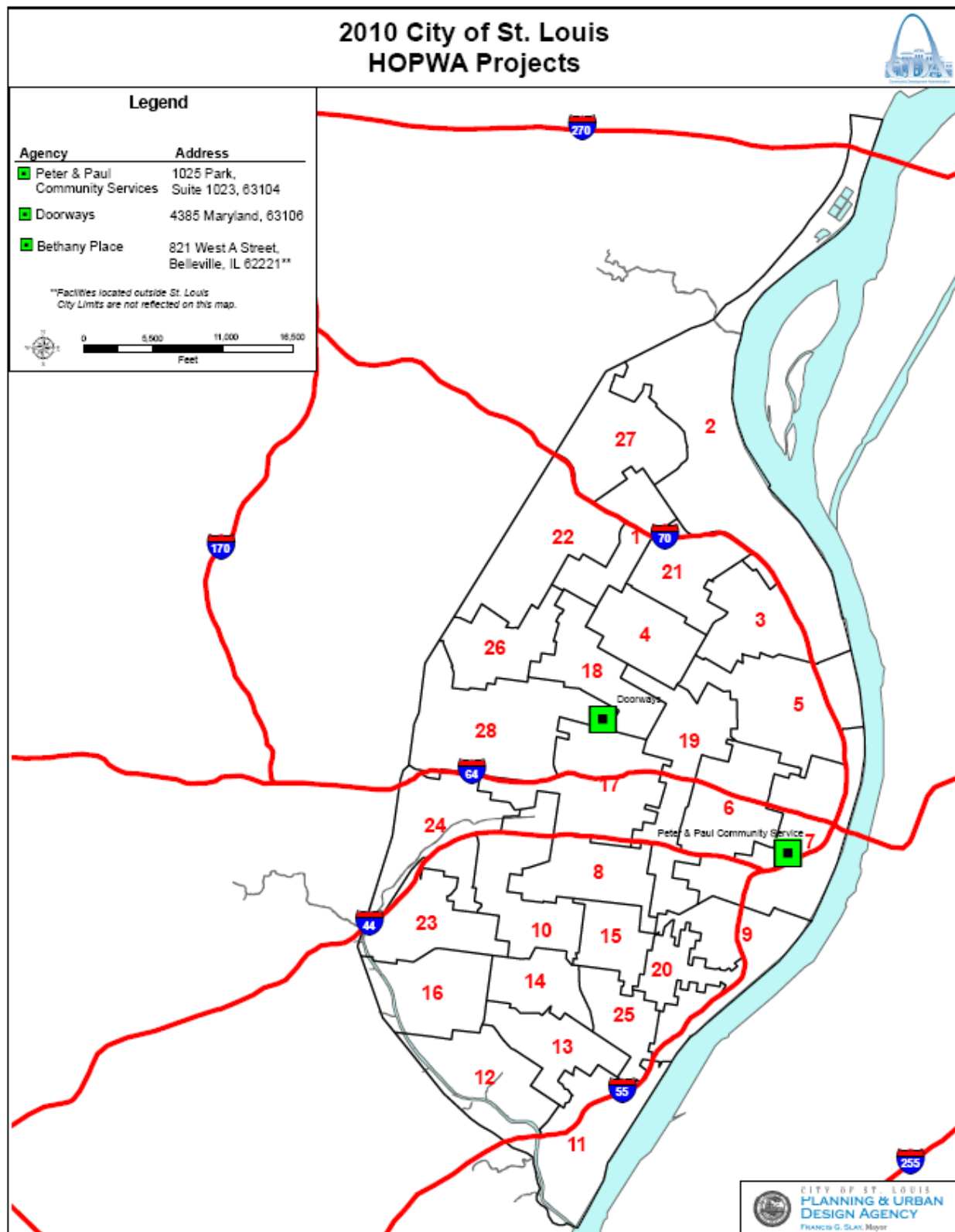
CDBG-Funded Expanded Recreation Centers Map



ESG-Funded Projects Map



HOPWA-Funded Projects Map



3. MEETING UNDERSERVED NEEDS

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents.

The City is at a serious disadvantage in removing or eliminating obstacles to meeting underserved needs due to the continually shrinking amount of CDBG funds available to the City in recent years and the City's high percentage of people in poverty and low- and moderate-income people. With the very serious decline in CDBG funding, it has become more and more difficult to fund those programs that have provided much needed services over the years. Sufficient funding is not available to fund new activities addressing underserved needs. Nevertheless, the City continues to urge its non-profit organizations to secure other sources of funds and provides assistance to these agencies in grant writing and fund raising efforts.



Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

**Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.*

MANAGING THE PROCESS

1. LEAD AGENCY AND AGENCIES ADMINISTERING PROGRAMS

The City of St. Louis Community Development Administration (CDA) is the lead agency responsible for overseeing the development and submission of the Five-Year Consolidated Plan as well as the Annual Action Plan. The City's Planning and Urban Design Agency (PDA) also works closely with CDA to develop the Five Year Plan. In addition to CDA, there are approximately 60 other agencies charged with the responsibility of implementing the projects identified in the Five-Year Consolidated and Annual Action Plans. These other agencies include but are not limited to:

CITY OF ST. LOUIS

Board of Public Service
City Counselor's Office

Community Development Administration
Comptroller's Office
Department of Human Services
Department of Health and Hospitals

Department of Parks, Recreation and Forestry
Department of Public Safety - Building
Division
Office on the Disabled
Planning and Urban Design Agency
St. Louis Area Agency on Aging
St. Louis City Court
St. Louis Affordable Housing Commission

OTHER PUBLIC ORGANIZATIONS

Human Development Corporation
Local Development Company

St. Louis Board of Education
St. Louis Development Corporation

PRIVATE ORGANIZATIONS AND AGENCIES

Almost Home	Humanitri
Better Family Life, Inc.	Hyde Park Outreach
Bevo Area Community Improvement Corp.	Lydia's House
Beyond Housing/Neighborhood Housing Services	UJAMAA and the Black Family Land Trust
Bridgeway Counseling	McRee Town Neighborhood Association
Carondelet Community Betterment Federation, Inc.	Metropolitan St. Louis Equal Housing Opportunity Council
Carr Square Tenant Management Corp.	Municipal Information Systems, Inc.
Catholic Charities	North Newstead Association
Centenary Cares	Our Lady's Inn
Central West End - Midtown CDC	Old North St. Louis Restoration Group
Community Health-In-Partnership, Inc.	Peter and Paul Community Services
Community Alternatives	Redevelopment Opportunities for Women
Contractors Assistance Program, Inc.	Riverview-West Florissant Housing Corp.
Covenant House of Missouri	Salvation Army Harbor Light
DeSales Community Housing Corp.	Shalom House
Doorways	Skinker-DeBaliviere Community Council
Dutchtown South Community Corp.	Southwest Neighborhood Improvement Assoc.
Family Care Health Centers	St. Elizabeth Adult Day Care Center
Forest Park Southeast Development Corp.	St. Margaret of Scotland Housing Corp.
Grace and Peace Fellowship	St. Martha's Hall
Grand Oak Hill Community Corp.	St. Patrick Center
Greater Ville Preservation Commission	Stepping Into the Light Ministry
Hamilton Heights Neigh. Organization, Inc.	Union Sarah Senior Citizen Center, Inc.
Haven of Grace	Vashon-Jeff Vander Lou Initiative
Hi-Pointe Center, Inc.	Vaughn Tenant Association
Home Services, Inc.	Women's Safe House
Housing Resource Center	Youth & Family Center

2. PLAN DEVELOPMENT PROCESS

The City of St. Louis instituted a process for the development of this five-year consolidated plan that included broad participation from the community. This process began with a comprehensive review of the City's previous five-year consolidated plan, has continued through the preparation of this document and will remain in effect throughout the upcoming five year period through the Citizen Participation Process described elsewhere in the Plan. At each step in the process care has been taken to ensure that low-income and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and projects supported by the Consolidated Plan programs have had opportunities to participate.

Through CDA, the City of St. Louis has engaged in a planning process by which four formula entitlement programs, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities For Persons With AIDS (HOPWA) are consolidated into one application process. This consolidation has created the opportunity for strategic planning and citizen participation to take place in a comprehensive context. The City's PDA provides considerable assistance to CDA for undertaking the planning and citizen outreach efforts needed for the formulation and production of the Five Year Consolidated Plan Strategy. In developing the Consolidated Plan, CDA and PDA staff met with a variety of City officials, service providers, and advocacy groups.

The City of St. Louis engaged an outside team of planning, community outreach and development professionals to assist with the preparation of the Consolidated Plan and Annual Action Plan. In engaging the outside team, the City intended not only to elicit a fresh perspective on the overall planning process but also to energize the community engagement process. The consulting team included a cross-section of organizations and individuals experienced in HUD programs, community engagement, and community and economic development.

The City's Five-Year Consolidated Plan is intended to:

- promote citizen participation and develop local priorities and objectives by providing comprehensive information on the needs of the community;
- lay the foundation for the development of an Annual Action Plan that provides a basis for assessing performance; and,
- encourage consultation with public and private agencies to identify shared needs and solutions to community issues and problems.

Citizen participation was encouraged through various public forums, surveys and outreach to social service agencies. The team coordinated meetings with numerous City departments and held discussions with organizations responsible for implementing the numerous projects and program funded through prior plans. The process identified a number of critical and widespread issues, which include:

- City neighborhoods should be safe, stable and enjoyable.
- There should be housing that is both affordable and in good condition.

- Training for jobs with good salaries and wages should be available.
- Constructive activities and programs should be available for young people and seniors.
- Access to information about current programs and activities should be improved.
- Opportunities should be available for citizens to define and shape a better life for themselves, their families and their neighborhoods.

3. CONSULTATIONS

In developing the five-year Consolidated Plan, CDA, acting as the lead plan development agency and through the PDA and the consulting team, has consulted with representatives from numerous agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low-income and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. In addition to the surveys, public meetings and other outreach efforts, CDA and PDA officials and the consulting team met with officials of other city agencies and departments with primary responsibility for administering the programs included in the Plan.

CDA administers the CDBG and HOME programs. It carries out some activities directly but in most cases it contracts with other entities for the provision of services. Administration of the Emergency Shelter Grant program is carried out by the City's Department of Human Services, while the Housing Opportunities for Persons with AIDS Program is administered by another City Agency, the Department of Health and Hospitals. The Plan was drafted in conjunction with the aforementioned City departments, as well as with the St. Louis Housing Authority and elected officials of the City of St. Louis.



Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

CITIZEN PARTICIPATION

1. SUMMARY OF CITIZEN PARTICIPATION PLAN

The City of St. Louis adopted a Citizen Participation Plan in November 2004 that complies with the applicable requirements of the U. S. Department of Housing and Urban Development. The City's Citizen Participation Plan sets forth the City's policies and procedures that apply to the development and preparation of the Five-Year Consolidated Plan.

St. Louis citizens are encouraged to participate in the development of the Consolidated Plan. Participation by low and moderate income persons, particularly those living in slum or blighted areas, is especially encouraged as is participation by those persons living in areas where CDBG funds are proposed for use. Further, participation of all City residents is encouraged, including minorities and non-English speaking persons, as well as persons with disabilities. Necessary accommodations are made through the City's Office on Disabled to facilitate participation by persons with disabilities. The City encourages the participation of public and assisted housing development residents in developing and implementing the Consolidated Plan along with other low income residents of targeted revitalization areas in which developments may be located. The City provides information to the Housing Authority related to Consolidated Plan activities to assist the Housing Authority in carrying out its annual public hearing required under the Comprehensive Grant program. Citizens wishing to comment on the Citizen Participation Plan will have a minimum 15 day window of opportunity in which to comment.

The Citizen Participation Plan is included as Appendix A.

2. SUMMARY OF CITIZEN COMMENTS

Public Meetings

In accordance with the Citizen Participation Plan, the consolidated planning process will include two public meetings to obtain citizen views and to respond to proposals and questions. In an effort to obtain citizen views related to the consolidated plan, one meeting will be conducted prior to the draft consolidated plan being made available for comment. Notice will be provided through the City's website and by posting in all public libraries, City Hall and CDA office at least ten days prior to the public hearing. Email distribution of meeting notices will be sent at least 10 days in advance to all funded operating agencies, the Board of Alderman, Board of Estimates and Adjustments and any citizens who requests placement on the email distribution list and provides his or her email address. Meetings will be held at times and locations convenient to potential and actual beneficiaries, and will be held in locations accessible to persons with disabilities. The City's Office on the Disabled will help to ensure that meetings are fully accessible to persons with disabilities, including those persons who may be non-English speaking and require an interpreter.

The citizen participation process with respect to the Five-Year Consolidated Plan was initiated on September 24, 2009, with the first of two public meetings. The meeting was held at the

Schlaflly Public Library, located at 225 North Euclid Avenue, in the central part of the City, readily accessible via public transportation. The meeting began at 6:30 p.m. and ended at approximately 8:00 p.m. Notice of the meeting was posted on the City's website at <http://stlouis.missouri.org> and published in the St. Louis Post Dispatch (on September 12, 2009 and September 18, 2009) and St. Louis American (on September 10, 2009) newspapers. At the meeting, members of the City's consolidated plan development team gave a presentation highlighting the purpose of and process for preparing the Plan as well as a description of previous priorities and uses of the City's CDBG, HOME, ESG and HOPWA funds. An information sheet and questionnaire was handed out at the meeting in an attempt to obtain an evaluation of citizen input on key community priorities.

Three citizens attended the initial public meeting. A number of issues were discussed at the meeting including how the City might use its CDBG funding to strengthen neighborhood-based businesses and residential organizations.

A second meeting was held on October 15, 2009. The meeting was held at the Harris Stowe Emerson Performing Arts Center, located at 3026 Laclede Avenue. The meeting began at 6:30 p.m. and ended at approximately 8:00 p.m. Notice of the meeting was posted on the City's website at <http://stlouis.missouri.org> and published in the St. Louis Post Dispatch (on October 3, 2009 and October 9, 2009) and St. Louis American (on October 1, 2009) newspapers.

Three citizens attended the second public meeting. Again the discussion included how the City might use its CDBG funding to strengthen neighborhood-based businesses and residential organizations.

Review of Draft Plan

The City's Citizen Participation Plan provides that a draft of the proposed Consolidated Plan should be made available to citizens to allow them the opportunity to review the draft plan and submit comments as appropriate. At least 30 days prior to transmittal of the plan to the Department of Housing and Urban Development, notice will be provided through the City's website and by posting in all public libraries, City Hall and CDA office. Email distribution of notices will be sent at least 10 days in advance to all funded operating agencies, the Board of Alderman, Board of Estimate and Apportionment and any citizen who requests placement on the email distribution list and provides his or her email address. The City will take into consideration any comments received in writing or orally at public hearings in preparing the final consolidated plan. A summary of these comments is included in this final consolidated plan.

The draft plan was made available to the general public on October 12, 2009. Notice of the availability of the draft plan was posted on the City's website at <http://stlouis.missouri.org> and published in the St. Louis Post Dispatch (on October 3, 2009 and October 9, 2009) and St. Louis American (on October 1, 2009) newspapers.

Comment Summary

The summary of all comments received by the City can be found in the Community Outreach Appendix B.

3. EFFORTS TO BROADEN PARTICIPATION

Following the initial public meeting described above, members of the City's consolidated plan development team convened to determine ways in which to expand attendance and participation at the second meeting and in other aspects of the plan development process. One result was that team members made personal contact with a wide variety of development, neighborhood and social service agencies. This was done not only to invite them to the October 15, 2009 public meeting but also to ask them to review the draft consolidated plan and to complete a stakeholder survey.

As discussed above, the City's Office on the Disabled and various translators were made available to assist persons with hearing disabilities and citizens who do not speak English or can converse more readily in their native languages to ensure that these citizens could participate in the meetings.

4. COMMENTS ACCEPTED/NOT ACCEPTED

Citizen Comments:

Grand Oak Hill Community Corporation / Zack Wilson: Each neighborhood is different. The ones we serve need maintenance assistance and stabilization of properties that are falling into the hands of neglective property owners. We need continued Home Repair programs, rehabs of under used properties, tenant screening for our neighborhoods. These programs help produce a safe & stabilized neighborhood. Also further assistance with small business.

Response: We agree with the assessment of the shareholder. Funding limits the extent to which we can support every current project. We seek to continue to fund and find other funding sources to leverage to fund these projects.

Metro St. Louis Equal Housing Opportunity Council: There is a high demand for tenant education, counseling, and legal assistance. There is a high demand for security deposit assistance so that tenants living in unsafe conditions can have the option to move -- many are unable to move because they cannot come up with the deposit. There is a strong need for rental assistance to keep low-income families in their homes and out of shelter.

The city's investment in socialserve.com has been one of the most useful investments to assist low-income individuals. The city should examine its nuisance procedures -- sometimes these are used against families who have just one child who is difficult to control or used in domestic violence situations or used unevenly based on race. The occupants of "nuisance" properties should be contacted first by the [Neighborhood Stabilization Office] NSO to find out what is occurring in the unit/household. Building inspectors should have more uniform ways of

citing buildings in disrepair regardless of neighborhood or landlord. The city should continue its support for fair-housing. There is an overall lack of subsidized/low-income housing.

Response: Affordable housing is a major goal of this plan and as such we seek to continue to find ways to increase its availability. Funding is always a constraint in this area. We are pleased that the applicant finds socialserve.com useful

Operation Brightside: CDA should continue to focus its efforts in a holistic approach to making St. Louis a cleaner, safer, more desirable place to live in which people of all income levels are able to safely live, work, and raise families.

Response: We agree.

St. Louis Tax Assistance Program: Residents should have access to programs such as the Tax Assistance program to enable them to legally claim tax benefits to which they are entitled to realize justice under the legal system.

Response: This program has been funded in the past and the City recognizes that the service is a valuable one.

Ujamaa Community Development Corporation: UJAMAA believes the following are the most important things the City should focus on in preparing to plan to deal with the housing and community development needs of our community: walkable communities, quality and accessible goods and services (banking, recreation, retail, and medical), sustainable rehab and construction methods (efficient energy use), transportation, storm water management, mixed-income (access to mainstream information), and access to social services and life-skill training.

Response: There is no single solution to the problems outlined in this Consolidated Plan. We are presenting this plan as our best effort to meet these multiple goals.

St. Louis Area Agency on the Aging: The percentage frail elderly living alone in the City of St. Louis is increasing since these individuals exist on minimal income, they need a broad range of services ranging from services for daily living to assistance with home maintenance and repair.

Response: The elderly are a vital part of the City of St. Louis. This plan seeks to address the range of needs for elderly citizens.



Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

INSTITUTIONAL STRUCTURE

1. STRUCTURE

The City's principal development agencies -- the Community Development Administration (CDA), the Planning and Urban Design Agency (PDA) and the St. Louis Development Corporation (SLDC) -- work together to plan and implement community development, housing development and economic development activities within the City of St. Louis. The Community Development Administration is the lead administrative agency for the Consolidated Plan programs and is responsible for the administration of federal funds for housing, community and economic development programs that strengthen the City of St. Louis and its neighborhoods. CDA provides fiscal and regulatory oversight of all CDBG, HOME, ESG and HOPWA as well as other federal and state grants for housing, economic, and community development. In addition, CDA directly administers a number of the City's housing programs.

The Planning and Urban Design Agency was created in the summer of 1999 upon passage of Ordinance 64687 to focus on planning for the future of the City of St. Louis. In January of 2005 the City's Planning Commission adopted the City's first Citywide Land Use Plan since 1947. The Agency provides staff support for the Planning Commission and is comprised of four divisions: Planning and Urban Design, Cultural Resources, Research and Graphics/Computer Mapping.

The St. Louis Development Corporation is an umbrella, not-for-profit corporation organized under Chapter 355 of the Missouri State Code with the mission of fostering economic development and growth in the City through increased job and business opportunities and expansion of the City's tax base.

Over the past few years department directors have met bi-weekly with the Mayor's Executive Director of Development in an effort to plan effectively and to carry out housing, economic development and other community development activities essential to the continued development of the City in a coordinated and appropriate manner. Division directors of these agencies also met bi-weekly to coordinate ongoing inter-agency projects and programs and share information. In addition, meetings are held on a bi-monthly basis not only among the development agencies, but also with other key City departments such as the Building Division, the Street Department and the Board of Public Service to improve coordination with respect to key development activities planned or taking place within the City. Department directors meet monthly as members of the Mayor's Cabinet and are able to share information with all City departments involved with development and service delivery.

2. CONSOLIDATED PLAN DELIVERY SYSTEM

The City of St. Louis prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of St. Louis Community Development Administration and the partner agencies and organizations that administer activities are strong.

In past years, CDA staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development and affordable housing projects. State funding has been drastically reduced during several years of fiscal challenges for the State of Missouri. Private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years, and City funds are extremely limited as the City government attempts to compensate for significant reductions in local aid from the state government and from the impact of a national economy in flux. Finally, as the City's entitlement grants continue to shrink every year, despite increases in the cost of service delivery, it becomes more and more difficult to maintain existing levels of activity, nearly impossible to expand services and challenging to address major new initiatives.

The City is attempting to address these gaps in the coming years by strongly encouraging partnerships among public service providers and by providing support and training to help these groups become more established and successful.

3. PUBLIC HOUSING DELIVERY SYSTEM

The St. Louis Housing Authority is a public body chartered by the State of Missouri consisting of a seven-member Board of Commissioners. Although the SLHA is independent of the City of St. Louis, the City does maintain a degree of control in the form of appointments to the SLHA's Board of Commissioners. The Mayor of the City of St. Louis, with confirmation from the City of St. Louis Board of Aldermen, appoints five of the Authority's seven Board members. SLHA residents elect the other two. The SLHA Board of Commissioners hires the Executive Director.

Residents of public and assisted housing are entitled to the same use and benefit of services provided by the City of St. Louis as are all city residents. The City of St. Louis maintains some oversight of proposed sites for development of public or assisted housing. The SLHA's development and redevelopment plans are subject to applicable reviews by the City Planning and Urban Design Agency, Building Division, and Board of Building Appeals. Proposals that fall within the boundaries of designated redevelopment plan areas are reviewed by the corresponding redevelopment authority under the City ordinances and Missouri statutes. The SLHA's Five-Year Plan is also coordinated with the content of this Consolidated Plan.

Since the City's last Five-Year Plan was developed, the St. Louis Housing Authority has moved from "troubled" status to "high-performing" status in a number of categories. The City is very proud of this significant improvement in the Housing Authority's performance.



Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

MONITORING

Programmatic Monitoring

Prior to receiving CDBG/HOME funding, each prospective subrecipient/subgrantee is required to submit to CDA their program goals that include specific and quantitative program objectives and performance measurements. They are also required to submit a program budget detailing the exact use of the requested funding amount, i.e., personnel costs, other administration costs, per unit costs, etc. Each subrecipient is also required to attend an annual training session where HUD requirements and City requirements are explained and questions are answered. In addition, each subrecipient receives a CDA Fiscal Procedures Manual.

Prior to contract approval, the program goals and objectives are reviewed by CDA Monitoring staff for determination of eligibility, attainability and compliance with City and CDBG objectives and requirements. Program budgets are also reviewed by CDA Fiscal Manager and the Federal Grants Section of the City of St. Louis Comptroller's Office for reasonableness and calculation accuracy.

Program compliance monitoring and performance evaluation reviews of all CDA subrecipients/subgrantees are performed by CDA Program Monitors. Any programmatic revisions must have CDA approval before being implemented. All operating agencies are required to submit either monthly or quarterly programmatic reports detailing the progress of their program objectives. During the contract year, the Program Monitors conduct at least one formal monitoring review at the operating agency's site and prepare a report that details the agency's compliance with HUD regulations and evaluates the agency's performance and ability to meet the goals and objectives outlined in their contract with CDA.

Fiscal Monitoring

Fiscal monitoring of all subrecipients and subgrantees is performed by the Internal Audit Section of the City of St. Louis Comptroller's Office. All budget revisions must have prior approval by CDA. Each operating agency must submit a monthly financial statement which is reviewed by the Federal Grants Section for accuracy. The Internal Audit Section performs an annual fiscal monitoring review of all subrecipients/subgrantees. At the beginning of each program year CDA and the Internal Audit Section conduct a risk assessment of each subrecipient/subgrantee. The risk assessment takes into consideration the amount of CDBG/HOME funds that was expended by the subrecipient/subgrantee in the prior year, the complexity of the activities and reporting requirements of the subrecipient/subgrantee, prior year non-compliance findings and the subrecipient's/subgrantee's experience with and knowledge of CDBG/HOME regulations and requirements. Based on the results of the risk assessment, subrecipients/subgrantees determined to be high-risk receive an on-site fiscal monitoring review, while subrecipients/subgrantees determined to be low-risk receive a desk fiscal monitoring review. (This includes subrecipients and subgrantees who are also required to have annual OMB Circular A-133 audits.) The fiscal monitoring review is conducted to determine and verify compliance with fiscal procedures

established by CDA and to verify the existence and condition of CDBG/HOME purchased equipment.

HOME Compliance Monitoring

HOME monitoring is performed by the Residential Development Asset Manager, with a support team made up of the Division Director, legal counsel, the Administration Assistant II, several Housing Analysts and members of the design and construction staff. HOME monitoring is concerned with the specifications established by the U.S. Department of Housing and Urban Development for housing production funds administered under the HOME Investment Partnership Program. These specifications apply for the “Affordability Period” determined by the amount of HOME funds invested per unit.

In general, within the Affordability Period, HOME-funded rental property owners or managers are required to supply the HOME Monitor with an annual Compliance Report which includes rents charged, annual Income Certification forms attesting to the income of each resident for that particular year and signed by each tenant, a sample lease, and a sample tenant application form. The HOME Monitor evaluates the information received to ensure that rents and incomes comply with HUD guidelines and that leases and applications do not contain prohibited language. Properties also must be inspected periodically according to HUD requirements based on number of units in each project. In 2007, the Asset Manager developed a HOME Program User Manual that contains timelines, blank forms and instructions on how to complete them properly.

Projects monitored for compliance with HOME regulations are regularly reviewed by the Asset Management team, in order to ensure that various aspects of HOME Monitoring, including inspections and legal procedures, are covered. The Asset Manager maintains a computer spreadsheet, accessible to all team members, to provide basic information about projects and to track and facilitate actions needed.

A standardized set of procedures has been developed, as follows:

Income Certification & Rental Information Procedures

(Revised March 2007)

Current local standards for HOME monitoring require that annual income certification records and rental information be kept on hand by the HOME Monitor. The following is a *general* description of procedures by which we help to ensure compliance with these standards. It must be emphasized that these are general guidelines and not rigidly established rules. The emphasis is on obtaining the necessary data and the means of obtaining that data may vary according to the circumstances of an individual project. For instance, in some cases the Housing Analyst may have an ongoing relationship with the project owner or manager. In this case, a phone call from the Analyst may be preferable to a letter from the HOME Monitor.

1. A letter requesting the income certification forms and rental data for the current calendar year will be sent via certified mail by August 15th of the same year informing the owner/manager of a September 30 deadline for receipt of information.

The letter, along with a comprehensive HOME Program User Manual, spells out in detail the requirements per HUD, CDA, and local auditors. Attachments include sample income verification form, sample HOME Rental Compliance Report, and current income guidelines and allowable rents.

2. Follow-up phone call: As stated in the previous letter, if the required information is not received by September 30th of said calendar year, a phone call is made to the owner or property manager to discuss the situation and determine an appropriate timeline for submitting the requested documents. When partial information has been obtained, the phone call will clarify the need for additional information in addition to extending the deadline for submitting the missing items.
3. At the beginning of December, a second letter is mailed to all owners or property managers who have not yet provided the required information. This letter sets a final deadline and states that delinquent information will necessitate further action from the legal department.
4. If the client still has not responded, legal action will be initiated beginning with a letter from CDA's legal representative. At this time, owners will be considered in default of the terms of their loans.

NOTE: In an attempt to ensure compliance with HOME guidelines, additional action may include but not be limited to: contacting the primary lender, additional inspections of property with the assistance of the Building Division, submitting a list of non-compliant owners to the Mayor's office to be included on a "bad-debt" list, and notification of the Problem Properties Task Force.

ESG Monitoring

Programmatic/Contact Monitoring Policies and Procedures:

Agencies receiving Emergency Shelter Grant (ESG) funds are required to submit monthly activity reports describing the duplicated and unduplicated number of persons served during the month and during the year. The agencies are also required to submit quarterly and annual reports. The Homeless Services Division also monitors programs' performance and expenditures via the site visits, technical assistance training and Homeless Management Information System (HMIS) input.

The Homeless Services Division is seeking to improve the systematic process of conducting programmatic monitoring. The local HUD office has agreed to arrange technical assistance training in this area.

Fiscal Monitoring Policies:

All agencies are required to submit a monthly financial report to the Homeless Services Division to request reimbursements for their expenditures. The Homeless Services Division conducts a basic review to ensure that all requests are eligible. A further review is conducted by the

Department of Human Services' Fiscal Division. In addition, the Homeless Services Division contract with the City Comptroller's Internal Audit Section to ensure that each agency is in compliance. Internal Audit's review includes examination of the timeliness of financial reports, procurement policy, conflict of interest, bonding and insurance, sales tax exemption, going concern issues and a list of inventory and property purchased with funds from the Homeless Services Division.

HOPWA Monitoring:

Program Monitoring

In addition to fiscal audits performed by the City's Comptroller's Office, the Healthcare Compliance Specialist (HCCS) conducts monitoring site visits for each subcontractor during the contract year to review program deliverables, instruct providers on reporting requirements, access training and technical assistance needs, and make recommendations for programmatic improvement. A Contract Compliance Policy is included as an attachment in each contract. When an issue is identified, the Grants Administrator negotiates a corrective action plan with the contractor. A written action plan may be required. Unresolved issues are addressed by the Grants Administrator (GA), Bureau Chief and ultimately the Commissioner of Health, as needed. Subcontractors are notified that failure to correct compliance issues will result in a funding reduction of 1% from the administrative line item for each unresolved occurrence. Recurring compliance issues may result in a termination of the subcontract. The process for monitoring HIV primary care is described in Section 6.

Fiscal Monitoring

The Department of Health retains the services of the Internal Audit Section of the City of St. Louis Comptroller's Office to perform fiscal monitoring of subcontracts issued by the Department of Health. During the monitoring process, auditors (using OMB Circular A-133 as a guide) test three months of fiscal reporting, and examine fiscal records, time logs, payroll records, acquisition and purchasing, accounting practices and allowable costs. Fiscal monitoring visits occur once during each contract year for each subcontractor. Irregularities are reported in writing, along with recommendations for correction, to the Department of Health. Corrective recommendations from the audit team are always adopted by the Department of Health, and meetings with the subcontractor take place to develop plans for correcting the irregularities. In extreme cases, this could result in a subcontractor required to return funds to the Department of Health or the termination of a contract.

The Department of Health requires annual A-133 audits or its equivalent from all subcontractors receiving over \$500,000 in federal funds. The Grants Administrator retains copies of A-133 audit summary reports. The internal Audit Section of the City of St. Louis Comptroller's Office and the Department of Health review the audits. The most recent audits from all subcontractors must be reviewed by the Department of Health's fiscal section before any agency receives a Department of Health contract. All contractors (100%) comply with audit requirements in OMB Circular A-133.



Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

PRIORITY NEEDS ANALYSIS AND STRATEGIES

1. BASIS FOR ASSIGNING PRIORITIES

The City considers many factors in assigning priorities for projects. Utilizing data from multiple sources, the city is able to assess need levels and weigh various options. The City strives to create a balance so that limited funds are able to have an impact across all sectors of the needs population.

2. OBSTACLES TO MEETING UNDERSERVED NEEDS

As previously addressed, the primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents.

The City is at a serious disadvantage in removing or eliminating obstacles to meeting underserved needs due to the continually shrinking amount of CDBG funds available to the City in recent years and the City's high percentage of people in poverty and low- and moderate-income people. With the very serious decline in CDBG funding, it has become more and more difficult to fund those programs that have provided much needed services over the years. Sufficient funding is not available to fund new activities addressing underserved needs. Nevertheless, the City continues to urge its non-profit organizations to secure other sources of funds and can provide assistance to these agencies in grant writing and fund raising efforts.



Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

LEAD-BASED PAINT

1. PREVALENCE OF LEAD-BASED PAINT HAZARDS

The Federal Government banned the use of lead-based paint in housing in 1978. Therefore, units constructed before 1978, and possibly even in the years immediately following 1978, are at risk for lead-based paint hazards. The entire City of St. Louis is considered a “risk area” because of the age of its housing stock.

According to the 2008 American Community Survey, between 162,165 and 167,609 housing units in St. Louis City were built before 1980, placing them at risk for lead-based paint. These at-risk units constitute approximately 91% of the City’s total housing stock. From the American Community Survey, it is also possible to estimate the number of occupied housing units at risk of lead-based paint hazards. Between 126,158 and 132,194 housing units in St. Louis City are both occupied and built before 1980.

Year Structure Built	Estimated Number of Units	Margin of Error
2005 or Later	2098	657
2000 to 2004	4423	1146
1990 to 1999	3247	844
1980 to 1989	6262	1094
1970 to 1979	6552	1309
1960 to 1969	9580	1449
1950 to 1959	17512	2288
1940 to 1949	17525	1967
1939 or Earlier	113718	2670

Source: U.S. Census Bureau, 2008 American Community Survey

Based on CHAS data from 2000, 25.24% of St. Louis City households are considered extremely low-income, 16.52% low-income, and 20.87% moderate-income. It is reasonable to expect that housing units built before 1980 are occupied at the same rate by various income levels. Although the housing market may relegate lower-income households to some older, less-desirable housing units, the charm and historic value of other older housing units can also make them appealing to higher-income groups. Therefore, combining numbers from the 2000 CHAS data with the 2008 American Community Survey data, it is possible to arrive at a **very rough estimate** of the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families, as seen in the chart below.

Income Level	Percent of St. Louis City Households at Income Level (CHAS)	Estimated Number of At-Risk Units Occupied by Households at Income Level
Extremely Low Income (30% AMI)	25.24%	32,604
Low Income (50% AMI)	16.52%	21,340
Moderate Income (80% AMI)	20.87%	26,959

2. EVALUATION AND REDUCTION OF LEAD PAINT HAZARDS

In 2003 the City of St. Louis and Lead Safe St. Louis adopted the “Comprehensive Action Plan for the Eradication of Childhood Lead Poisoning in St. Louis by 2010,” a proactive, comprehensive plan developed with assistance from the Coalition to End Childhood Lead Poisoning. With the Comprehensive Action Plan, the City shifted its focus from reacting to instances of lead poisoning to preventing lead poisoning from occurring in the first place. The City’s adherence to the Comprehensive Action Plan has led to impressive outcomes: by 2007, the City reached its first important goal of cutting childhood lead poisoning in half in four years. The prevention of lead poisoning remains the City’s overarching goal, and the City will continue its proactive and comprehensive approach to eradicating both lead-based paint hazards and lead poisoning. The City has received a number of special competitive HUD grants to address childhood lead poisoning in the past and will continue seek such grants in the future. These grants were critical to the City’s progress.

A vital aspect of the Comprehensive Action Plan, and the City’s general lead-based paint strategy, is interagency cooperation. Three agencies collaborate to evaluate and reduce lead-based paint hazards: the Building Division, the Department of Health (DOH), and the Community Development Administration (CDA). Because of the coordinated effort by the Building Division, DOH, and CDA, the City of St. Louis continues to make progress toward its ambitious goal to eliminate childhood lead poisoning. The Building Division is primarily responsible for inspections and ground work, DOH is primarily responsible for community outreach and elevated blood lead level testing, and CDA functions as a financial management center for the various programs. The following paragraphs will describe the facets of the City’s lead-based paint program in detail and how lead-based paint evaluation and reduction is integrated into other housing policies and programs.

In order to achieve the interagency collaboration crucial to the City’s strategy, there must be an efficient method for sharing information among departments. The web-based database in which all project information including inspection and remediation data allows for interdepartmental communication. The Building Division employs eleven lead inspectors to provide free lead-based paint inspections and risk assessments to homes and rental units upon request. Furthermore, the City operates a variety of programs to remediate lead-based paint hazards.

Once any housing unit is inspected or remediated, its lead-based paint status is entered into the database, maintained by the Building Division.

The Lead Safe Housing Registry is searchable by address and can be accessed online. Housing units are identified as falling into one of the following five categories:

Lead-based paint free housing “means target housing that has been found to be free of paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight” (40 CFR 745 Subpart F 745.103). For the purposes of this registry, the absence of paint or surface coatings is to be determined by a lead inspection in accordance with HUD standards. For the purposes of this registry, housing built during or after 1978 may be classified in this category. Housing built during or after 1978 is unlikely to have lead-based paint; however use of non-consumer coatings on furniture or components is possible.

Lead-safe housing means housing that exhibits “the complete absence of exposed lead bearing surfaces with clearance testing meeting published EPA standards” (St. Louis City Ordinance 64690 Section Two (M)). For the purposes of this registry, exposed surface means “(1) any interior surface of a dwelling or dwelling unit, or (2) any exterior surface of a dwelling or dwelling unit to which children may be commonly exposed” (St. Louis City Ordinance 64690 Section Two (G)). For the purposes of this registry, the Owner of such dwelling(s) or dwelling unit(s) shall make the dwelling or dwelling unit available for a reevaluation risk assessment at least every two years.

Lead-risk-reduced housing means target housing that more than two years ago was found free of lead-based paint hazards through a complete lead risk assessment; or target housing where lead-based paint hazards have been identified through a lead risk assessment or a combination lead inspection/risk assessment, controlled through a combination of interim controls or abatement techniques, and cleared by testing meeting published EPA standards. This category does not include any ongoing monitoring, and users of the housing registry are cautioned that additional or different lead hazards may have arisen since clearance was achieved.

Housing conservation compliant means target housing that has been found free of damaged, chipping, peeling, or flaking paint. No assessment or inspection has been done to determine if the paint contains lead. Dwellings that have received a Certificate of Inspection in the last year are listed as Housing Conservation Compliant. Users of the housing registry are cautioned that disturbance of painted or coated surfaces in this category of dwelling could release lead hazards.

Lead Safety Not Known - Lead Safety Not Known

The Lead Safe Housing Registry ensures that residents of the City of St. Louis have access to information about their homes and empowers residents to request a free inspection from the Building Division if the lead-based paint status of their home is unknown. Furthermore, Social Serve, a web service that helps citizens find available, affordable rental units in St. Louis City,

draws information from the Lead Safe Housing Registry to inform potential renters about the safety of the units they are considering.

There are several programs that are designed to remediate lead-based paint hazards: the Healthy Home Repair Program, the Multi-Family Rehabilitation Program, and the Multi-Family Window Replacement Program.

The Healthy Home Repair Program is a collaboration between City departments and independent not-for-profit organizations. The Building Division, CDA, the neighborhood housing corporations, and Beyond Housing all work together to help low and moderate income homeowners preserve their homes and eradicate lead-based paint hazards.

A simplified explanation of the work flow is that first, the neighborhood housing corporation conducts outreach and intake and determines eligibility for the program. Homeowners may only participate in the program once, and the program requires that all housing code and lead reduction requirements are achieved. The Building Division then conducts code inspections and lead hazard risk assessments. Beyond Housing manages the contractors and ensures the work is completed, and CDA manages program finances and monitors performance.

The Healthy Home Repair Program operates as a loan to the home owner. The maximum amount of City assistance allowed is \$25,000. The first \$5,000 is a five-year forgivable loan, and the remaining balance, up to \$20,000, is a deferred payment loan. The average project cost is \$17,500.

The program is funded by a variety of sources, some of which are covered under this Consolidated Plan. The sources and funders include: CDBG, HOME, Federal Home Loan Bank, Missouri Housing Trust Fund, Affordable Housing Trust Fund, Beyond Housing, HUD Lead Hazard Control Grants, HUD Lead Hazard Reduction Demonstration Grants, the City Lead Remediation Fund and owner contributions.

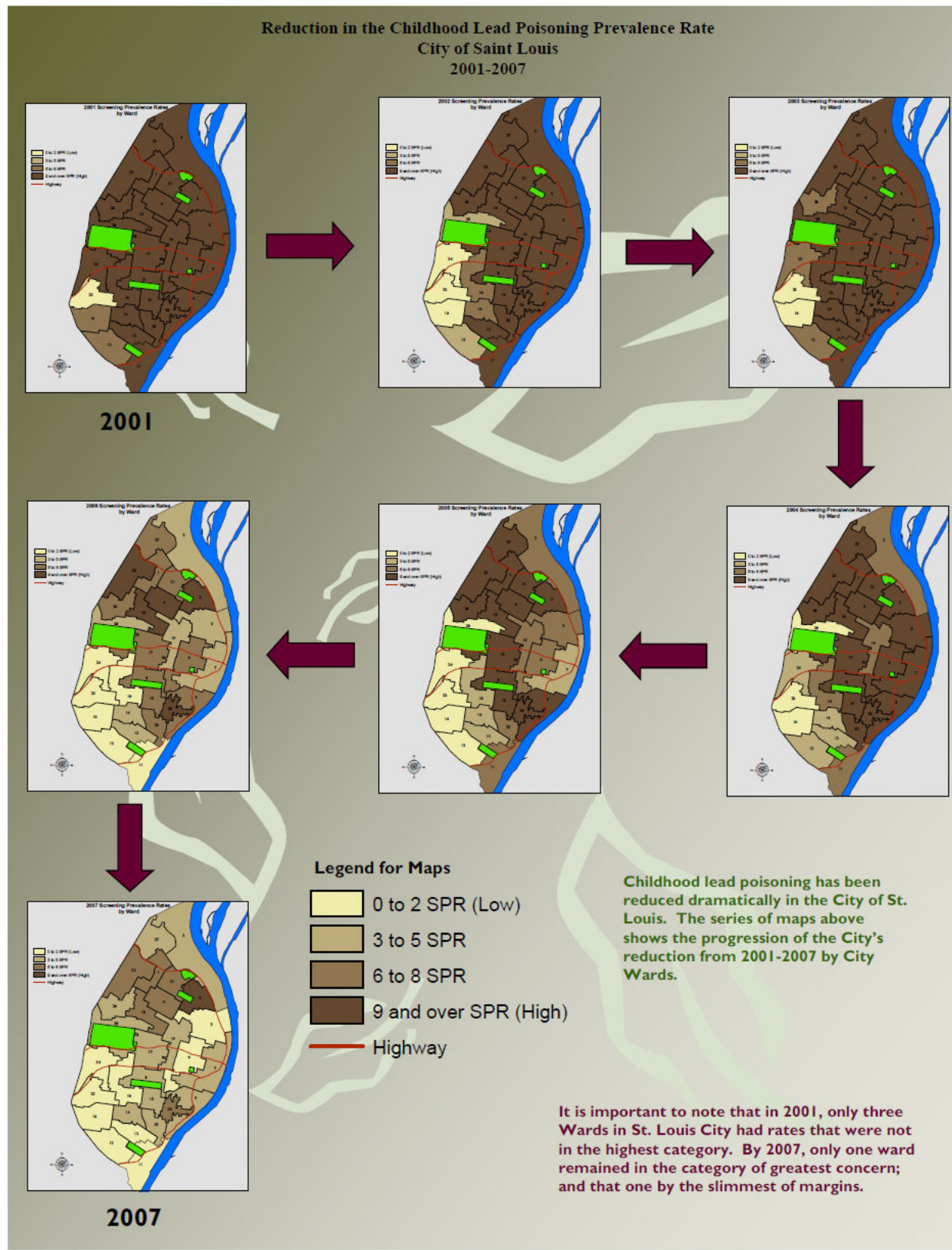
While application intake for the Healthy Home Repair Program (HHRP) is now in the process of being decentralized among neighborhood organizations in many parts of the City and some of these organizations are also assuming responsibility for construction management, many parts of the City are retaining the key aspects of the HHRP and expected to continue to receive the benefits of the coordinated lead and home repair focus established by the Healthy Home Repair Program during the five-year period to which this Plan applies.

The CDBG/HOME/Special Lead Grant-Funded Healthy Home Repair Program is designed to benefit home owners, but there are also lead-oriented repair programs for rental units funded with City resources and the special HUD lead grants: the Multi-Family Rehabilitation Program and the Multi-Family Window Replacement Program. The Multi-Family Rehabilitation is financed by the HUD grants and Lead Remediation Fund, which is generated through permit fees. Qualified Multi-Family Rehabilitation Program projects can receive up to \$5,000 per unit for the first two units in a property, and \$1,000 for each additional unit. The Window Replacement Program reimburses property owners up to \$200 per window replacement, or up to \$400 per historic window replacement in order to reduce lead-based paint hazards. Up to ten windows per eligible unit can be eligible for the Window Replacement Program.

In order for any of the above programs to be successful, the public has to be educated about the danger of living with lead-based paint and be made aware of the available remediation options. Furthermore, in order to direct attention to children under the age of six before those children experience lead poisoning, to ensure that children with elevated lead blood levels receive treatment and their homes are made lead-safe before they become lead poisoned, and to monitor the success of lead-based paint hazard remediation programs from a public health perspective, blood lead level testing must be performed. The Department of Health (DOH) is responsible for raising awareness and conducting testing. DOH provides testing in-house and at public events. St. Louis City has one of the highest lead testing percentage rates in the nation. 48.1% of children in the City under six years of age were tested in 2008. The most recent nation-wide data from CDC (2006) reflects a testing rate of only 13.9%. Due to the number of housing units built before 1980 and at risk of lead-based paint hazards, blood lead level testing, as well as housing unit inspections will need to continue.

As described above, the City of St. Louis has a coordinated, ambitious lead-based paint program, guided by a comprehensive plan. A comprehensive program like the City's is both appropriate and necessary due to the extent of lead-based paint hazards. Furthermore, the success that the City has had in reducing lead poisoning shows that the programs have been, and should continue to be, effective in reducing the extent of lead poisoning and hazards.

Between 2001 and 2007 the screening prevalence rate for childhood lead poisoning in the City dropped from 16.2% to 4.4%. While this rate still exceeds national and state standards, it represents a drop of more than 70 percent in seven years. The illustration on the following page shows the geographic improvement of the rate in this period. In addition the City has exceeded its HUD Benchmark Goals for units remediated in every year of the decade. Much remains to be done, but the City and its community partners remain committed to eliminating lead poisoning in our neighborhoods.





Housing Needs (91.205)

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

HOUSING NEEDS

1. HOUSING NEEDS

The Department of Housing and Urban Development (HUD) defines low- to moderate-income (LMI) households as households with an income below 80% of the City median income. Within that category, there are three income levels as follows:

- Extremely low-income households, which are households with an annual income below 30% of the MSA median income
- Low-income households, which are households with an annual income between 30-50% of the MSA median income
- Moderate-income households, which are households with an annual income between 50-80% of the MSA median income

St. Louis City, Missouri										
FY 2009 Income Limit Area	Median Income	FY 2009 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
St. Louis City	\$67,900	Very Low (50%) Income Limits	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650	\$39,400	\$42,100	\$44,800
		Extremely Low (30%) Income Limits	\$14,250	\$16,300	\$18,300	\$20,350	\$22,000	\$23,600	\$25,250	\$26,850
		Low (80%) Income Limits	\$38,000	\$43,450	\$48,850	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700

Housing Needs of Specific Household Categories

Extremely Low-Income Households (<30% of Median Income)

The “extremely low-income” designation applies to those households whose incomes are at or below 30% of the City median income. The CHAS Data Book identifies 37,103 extremely low-income households in the City of St. Louis. Among these households, there are more renters (28,509) than homeowners (8,594).

Approximately 73% of extremely low-income households have one or more housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. The primary housing problem for this group is cost burden. Almost 71% of these households are paying more

than 30% of their household income for housing, and 49.5% are paying more than 50% of their household income for housing.

Extremely low-income, cost burdened households can be further identified by household type: elderly, small family, large family, and all others. Of the extremely low-income renters, 7,019 are elderly households, 8,555 are small families, 2,795 are large families, and 10,140 are in the “other” category. Of the extremely low-income homeowners, 4,037 are elderly households, 2,152 are small families, 750 are large families, and 1,655 are in the “other” category.

Low-Income Households (30-50% of Median Income)

The “low-income” designation applies to those households whose incomes are greater than 30%, but less than or equal to 50% of the City median income. The CHAS Data Book identifies 24,288 low-income households in the City of St. Louis. Among these households, there are more renters (15,067) than homeowners (9,221). 49% of low-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Again, cost burden is one of the primary housing problems for this group. Almost 44% of these households are paying more than 30% of their household income for housing, and almost 11% are paying more than 50% of their household income for housing. There is improvement in the cost burden data for low-income households when compared with data for extremely low-income households.

Low-income, cost burdened households can be further identified by household type: elderly, small family, large family, and all others. Of the low-income renters, 3,315 are elderly households, 4,875 are small families, 1,299 are large families, and 5,578 are in the “other” category. Of the low-income homeowners, 4,447 are elderly households, 2,570 are small families, 970 are large families, and 1,234 are in the “other” category.

Moderate-Income Households (50-80% of Median Income)

The “moderate-income” designation applies to those households whose incomes are greater than 50%, but less than or equal to 80% of the City median income. The CHAS Data Book identifies 30,686 moderate-income households in the City of St. Louis. Among these households, there are more renters (15,870) than homeowners (14,816). Approximately 22% of moderate-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Once again, cost burden is a housing problem for this group.

Approximately 16% of these households are paying more than 30% of their household income for housing, and nearly 2.5% are paying more than 50% of their household income for housing.

Moderate-income, cost burdened households can be further identified by household type: elderly, small family, large family, and all others. Of the moderate-income renters, 2,014 are elderly households, 5,062 are small families, 1,239 are large families, and 7,555 are in the “other” category. Of the moderate-income homeowners, 4,933 are elderly households, 4,865 are small families, 1,915 are large families, and 3,103 are in the “other” category. Just as there is significant improvement in the cost burden data between low-income and extremely low-income households, there is significant improvement in the cost burden data for moderate-income households when compared with data for low-income households.

Middle-Income Households (80-95% of Median Income)

The “middle-income” designation applies to those households whose incomes are greater than 80%, but less than or equal to 95% of the City median income. The CHAS Data Book does not provide data for middle-income households; however, it does include information for all households with incomes greater than 80% of the City median income. There are 54,926 middle-income households in the City of St. Louis, consisting of 18,702 renters and 36,224 homeowners. Just under 7% of middle-income households have some sort of housing problem, such as cost burden, overcrowding and/or incomplete kitchen or plumbing facilities. Approximately 3% of these households are paying more than 30% of their household income for housing, and less than 1% are paying more than 50% of their household income for housing. As exemplified by these percentages, the incidence of cost burden declines as incomes rise.

Renter Households

The CHAS Data Book identifies 78,148 renter households at all income levels. Of these households, 42.5% have one or more housing problem, including over 37% who are cost burdened and 20% who are severely cost burdened.

Owner Households

The CHAS Data Book identifies 68,855 owner households at all income levels. Of these households, Almost 24% have one or more housing problem, including 21% who are cost burdened and 9% who are severely cost burdened.

Elderly Persons

The “elderly person” designation applies to one- or two-person households where one or both persons are 62 years or older. The CHAS Data Book identifies 34,315 elderly households at all income levels, 14,402 of which are renters and 19,913 of which are owners. Of these households, 45% of renters and 25% of owners have one or more housing problem, including 44% of renters and 24.5% of owners who are cost burdened, and 21% of renters and 12% of owners who are severely cost burdened.

Single Persons

The CHAS Data Book does not provide data for single-person households; however, the “Special Tabulations of 2000 Census Data” available on the huduser.org website identified 59,587 single-person households in the City of St. Louis. This number includes 37,854 renter households and 21,412 owner households. Of these households, 41% of renters and 31% of owners have one or more housing problem.

Large Families

The “large family” designation applies to those households comprised of five or more related members. The CHAS Data Book identifies 13,622 large family households at all income levels, 6,378 of which are renters and 7,244 of which are owners. Of these households, 67.5% of renters and 38% of owners have one or more housing problem, including 39% of renters and 20% of owners who are cost burdened, and 23% of renters and 8% of owners who are severely cost burdened.

The tables below (consistent with HUD Table 2A) provide estimates of the housing needs among low-income and moderate-income families in the City of St. Louis. The information presented is based primarily on data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) estimates.

The tables document how many households are facing cost burdens (housing costs which exceed 30% of household income) and severe cost burdens (housing costs which exceed 50% of household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions. In the table, the phrase “**Any Housing Problems**” refers to households with a cost burden greater than 30% of income **and/or** living in overcrowded housing units **and/or** living in housing units without complete kitchen or plumbing facilities.

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: St. Louis city, Missouri		Source of Data: CHAS Data Book		Data Current as of: 2000					
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1	2	3+	Total		0-1	2	3+	Total
Housing Units by Affordability	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <= 30%					Value <=30%				
# occupied units	10,490	6,420	4,590	21,500		N/A	N/A	N/A	N/A
%occupants <=30%	65.9	45.5	48.6	56.1		N/A	N/A	N/A	N/A
%built before 1970	70.5	84.4	78.9	76.4		N/A	N/A	N/A	N/A
%some problem	38.3	32.9	38.1	36.6		N/A	N/A	N/A	N/A
#vacant for rent	2,625	2,215	1,140	5,980		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					Value <= 50%				
# occupied units	20,575	14,285	5,530	40,390		4,705	19,040	19,870	43,615
%occupants <=50%	55.3	48.8	55.8	53.1		43	34.7	29.9	33.4
%built before 1970	89.1	85.6	85.2	87.3		97.2	96.9	96.3	96.7
% some problem	43.5	42.9	49.3	44.1		10.7	8.2	5.6	7.3
#vacant for rent	1,940	1,455	285	3,680	#vacant for sale	460	985	710	2,155
3. Rent >50 to <=80%					Value >50 to <=80%				
# occupied units	7,145	5,605	1,600	14,350		1,670	8,590	7,700	17,960
%occupants <=80%	61.5	54.6	63.4	59		54.8	35.6	26.1	33.3
%built before 1970	85.7	83.2	90	85.2		97	93.6	94	94.1
%some problem	45	42	49.1	44.3		6.9	2.8	2.1	2.9
#vacant for rent	300	355	15	670	#vacant for sale	120	235	110	465
4. Rent >80%					Value >80%				
# occupied units	1,130	585	195	1,910		638	1,404	5,285	7,327
#vacant for rent	90	45	4	139	# vacant for sale	80	40	40	160

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: St. Louis city, Missouri		Source of Data: CHAS Data Book					Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households	
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)		
1. Household Income <=50% MFI	10,334	13,430	4,094	15,718	43,576	8,484	4,722	1,720	2,889	17,815	61,391	
2. Household Income <=30% MFI	7,019	8,555	2,795	10,140	28,509	4,037	2,152	750	1,655	8,594	37,103	
3. % with any housing problems	64	81.2	87.5	72.6	74.5	66.4	71	88.7	62.2	68.7	73.2	
4. % Cost Burden >30%	63.8	79	75.5	71	72	65.9	70.3	78	60.7	67.1	70.9	
5. % Cost Burden >50%	36.4	57.3	50.8	53.8	50.3	40.2	56.2	57.3	46.8	47	49.5	
6. Household Income >30% to <=50% MFI	3,315	4,875	1,299	5,578	15,067	4,447	2,570	970	1,234	9,221	24,288	
7. % with any housing problems	47.4	46.6	64.2	57.6	52.3	26.7	55.3	63.9	64.7	43.7	49	
8. % Cost Burden >30%	45.6	40.1	28	55.4	45.9	26.6	52.7	44.3	61.5	40.4	43.8	
9. % Cost Burden >50%	11	4.3	1.5	9.9	7.6	12	20.2	12.9	23.8	16	10.8	
10. Household Income >50 to <=80% MFI	2,014	5,062	1,239	7,555	15,870	4,933	4,865	1,915	3,103	14,816	30,686	
11. % with any housing problems	16.6	14.1	49.6	15.3	17.7	15.6	23.8	43.1	40.5	27.1	22.2	
12. % Cost Burden >30%	15.1	6.9	0.3	12.4	10	15.4	22.2	18	39.4	23	16.3	
13. % Cost Burden >50%	3.5	0.1	0	1.1	1	3.8	2.9	0	6.1	3.5	2.2	
14. Household Income >80% MFI	2,054	6,023	1,045	9,580	18,702	6,496	17,765	3,609	8,354	36,224	54,926	
15. % with any housing problems	4.3	8.6	39.7	2.4	6.7	4.7	5.2	17.3	7.1	6.7	6.7	
16. % Cost Burden >30%	3.7	0.7	0	0.9	1.1	4.2	3.7	2.1	6	4.2	3.1	
17. % Cost Burden >50%	0.5	0.1	0	0	0.1	0.1	0.3	0.4	0.5	0.3	0.2	
18. Total Households	14,402	24,515	6,378	32,853	78,148	19,913	27,352	7,244	14,346	68,855	147,003	
19. % with any housing problems	46	42.6	67.5	36.4	42.5	24.8	18.4	37.7	25.7	23.8	33.7	
20. % Cost Burden >30	44.2	37.1	38.9	34.4	37.4	24.5	16.8	19.8	24.3	20.9	29.7	
21. % Cost Burden >50	20.8	20.9	22.6	18.5	20	11.8	7	7.9	9	8.9	14.8	

Persons with Disabilities

The United States Census identifies 52,281 individuals in the City of St. Louis with a disability, including 3,774 who individuals under 18 year of age, 31,046 individuals between 18 and 64, and 17,461 individuals who are 65 or older.

Persons with HIV/AIDS and their Families

The City of St. Louis Department of Health keeps statistics on the number of HIV/AIDS cases reported in the City of St. Louis.

Public Housing Residents

The St. Louis Housing Authority (SLHA) currently has 3,021 public housing units and 6,323 Section 8 Housing Choice Vouchers, which is 100% over its budget authority. Therefore, there are no available Housing Choice Vouchers.

Families on the Public Housing and Section 8 Tenant-Based Waiting List

SLHA's waiting list is a pool of applicants who have a need and demand for units by location. There are 5,165 applicants on the public housing waiting list. Of these, 492 are elderly and 1,093 non-elderly disabled applicants on the public housing waiting list. Three elderly and 2 non-elderly disabled applicants on the waiting list have requested units with accessible features.

One hundred forty-one (141) elderly families and 2,210 non-elderly disabled families receive Section 8 Housing Choice Voucher assistance. There are 5,164 applicants on the Section 8 Housing Choice Voucher waiting list. Of these, 93 elderly and 133 non-elderly disabled applicants on the Section 8 Housing Choice Voucher waiting list. Due higher demand, both the public housing and the Housing Choice Voucher waiting list give preference to non-elderly disabled applicants.

Housing Needs by Specific Housing Problems**Cost Burden and Severe Cost Burden**

The cost of housing is measured by cost burden – the percentage of a household's income needed to cover housing expenses (rent plus utilities for renters, or mortgage payments, taxes, insurance and utilities for owners). Paying over 30% of a household's income on housing expenses is considered a cost burden, while paying more than 50% is considered a severe cost burden.

Households with a housing cost burden may be going without adequate food, health care and other necessities in order to pay for housing.

Substandard Housing Conditions

"Substandard" housing units are defined in the CHAS data, and therefore in this Consolidated Plan, as housing units without complete kitchen or plumbing facilities. In St. Louis City, according to the 2008 American Community Survey, approximately 3% of housing units and approximately 1% of occupied housing units lack complete plumbing facilities. Approximately 6% of housing units and approximately 1% of occupied housing units lack complete kitchen facilities. However, it is important to note that some housing units with complete kitchen and plumbing facilities may still require substantial rehabilitation or home repair efforts in order to ensure that they are safe, quality homes.

Overcrowding

Overcrowding is generally tied to a family's income – the greater the household income, the more opportunities the household has to obtain housing appropriate to the family's size. Appropriate housing refers to a household residing in a housing unit that provides sufficient space for the number of occupants, without exceeding unit capacity. HUD defines overcrowding as more than one person per room. By this definition, rental housing tends to be more overcrowded than owner-occupied.

2. DISPROPORTIONATE HOUSING NEEDS

A racial or ethnic group is defined as having a disproportionately greater need if the percentage of persons in a category of need who are members of the particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category of need as a whole.

The table below shows data for the City of St. Louis from HUD's Comprehensive Housing Affordability Strategy (CHAS) for the population as a whole, broken down by income category. The final column presents the thresholds over which minority groups would be identified as having a disproportionate housing need relative to the population as a whole.

Housing Needs: Total Population

Median Family Income	Total Households	Percent of Households with Any Housing Problem	Disproportionate Need Threshold
<30% MFI	37,103	73.2%	83.2%
30.01-50% MFI	24,288	49.0%	59.0%
50.01-80% MFI	30,686	22.2%	32.2%
>80.01% MFI	54,926	6.7%	16.7%

The following tables present CHAS housing needs data for ethnic and racial groups in the City of St. Louis.

Housing Needs: Black Non-Hispanic Households

Median Family Income	Total Black Non-Hispanic Households	Percent of Black Non-Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	23,505	72.8%	NO
30.01-50% MFI	12,485	51.0%	NO
50.01-80% MFI	13,235	25.3%	NO
>80.01% MFI	16,860	8.4%	NO

Housing Needs: Hispanic Households

Median Family Income	Total Hispanic Households	Percent of Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	562	78.1%	NO
30.01-50% MFI	370	48.6%	NO
50.01-80% MFI	545	28.4%	NO
>80.01% MFI	850	15.9%	NO

Housing Needs: Asian Non-Hispanic Households

Median Family Income	Total Asian Non-Hispanic Households	Percent of Asian Non-Hispanic Households with Any Housing Problem	Disproportionate Need Threshold Exceeded?
<30% MFI	755	67.5%	NO
30.01-50% MFI	330	62.1%	YES
50.01-80% MFI	590	39.8%	YES
>80.01% MFI	940	23.4%	YES

According to the above tables, Asian Non-Hispanic Households have a disproportionate housing need relative to the City's population as a whole with comparable household incomes.

The City of St. Louis will continue to communicate with existing organizations, such as the International Institute, that work with Asian households, with a goal of reducing housing affordability disparities in future years. The City will also continue to support the production of affordable housing, with the knowledge that the more quality, affordable housing made available to the community, the more the entire population, including Asian households, will benefit.

The City will also re-evaluate disproportionate housing needs after the 2010 Census and 2010 CHAS data are released, as the 2000 CHAS data may no longer accurately reflect the housing burdens of various racial and ethnic groups.



Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

PRIORITY HOUSING NEEDS

1. NEEDS AND ACTIVITIES

Table 2A below outlines the priority housing needs and activities for the 2010-2014 Consolidated Plan period.

TABLE 2A
Priority Housing Needs Summary Table

PRIORITY HOUSING NEEDS (households)		Priority Need Level (High, Medium, Low, No Such Need)		Unmet Need	Goals
Renter	Small Related	0-30%	H	5,839	5,839
		31-50%	H	1,544	1,544
		51-80%	H	536	536
	Large Related	0-30%	H	1,876	1,876
		31-50%	H	691	691
		51-80%	H	607	607
	Elderly	0-30%	H	3,180	3,180
		31-50%	H	601	601
		51-80%	H	184	184
	All Other	0-30%	H	4,372	4,372
		31-50%	H	1,373	1,373
		51-80%	H	821	821
Owner	0-30%	H	5,903	5,903	
	31-50%	H	1,872	1,872	
	51-80%	H	3,544	3,544	
Special Needs		0-80%	H	11,721	11,716
Total Goals					44,659
Total 215 Goals					14,871
Total 215 Renter Goals					10,000
Total 215 Owner Goals					4,873

2. – 3. BASIS FOR ASSIGNING RELATIVE PRIORITY NEEDS

Activities labeled as “High” priorities in the tables below and elsewhere in this plan are those which will receive Consolidated Plan funding assuming level funding of the City’s formula grants over the next five years. Activities that receive a “Low” priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan.

Methodology:

Step 1: Identifying Total Need:

For each Renter Category (i.e. Small Related, Large Related, Elderly, All Other), the number of units needed was calculated by taking the total number of households in each category and multiplying by the percentage “with any housing problem” (from CHAS census data).

For example, there were 7,019 elderly households with incomes of < 30% of the St. Louis area median. 64% of elderly in this income group were experiencing housing problems (i.e. cost burden >30%, overcrowding, or lack of adequate plumbing). Thus, the need for elderly making <30% of MFI was calculated as 4,492.

This same process was duplicated for each renter and income group, as shown in the following modified “SOCDS CHAS Data: Housing Problems Output for All Households.”

Step 2: Calculating Appropriate Vacancies and Unmet Need for Income Groups:

For renter households, as shown in the following modified “SOCDS CHAS Data: Housing Problems Output for All Households” table, vacant rental units were matched to the appropriate defined rental family size category—0-1 bedroom units matched with “elderly”, 2 bedroom units were matched with “small related”, and 3 bedroom units were matched with “large related”—and subtracted from the “need” numbers calculated above. An assumption was then made that 60% of the members of the “all other” household category would deplete vacancies in the 0-1, 2 and 3+ bedroom size categories. This 60% of the “all other” household category was distributed 20% to each bedroom size category and added to the need number. The modified CHAS tables show these calculations. The resulting need numbers were inserted in the “Renter” blanks in “Table 2A— Priority Housing Needs Summary Chart.”

For owners, the total number of homes available in each income category was subtracted from the need in that income category and the resulting need number entered in Table 2A.

Step 3: Calculating Need for “Special Needs” Group

Since Affordability Mismatch data or its equivalent was not available to compare against the Mobility and Selfcare Limitation need group, the calculated need figure was used as the unmet need figure. These calculations are also reflected on the attached modified CHAS tables.

Step 4: Setting Goals

Each of the housing needs categories in Table 2A is a high priority for the City of St. Louis. Therefore, we have set goals in each of the categories to be equal to the calculated need. However, we do not expect to produce the approximately 45,000 housing units shown as the total need within the next five (5) years—we do expect to aggressively attempt to meet this need, although we are not at this time sure into what household size and income categories our production will fall. We have therefore set our total Section 15 goals at 1/3 of the total need, and allocated approximately 2/3 of this total to rental housing and 1/2 of this total to owner-occupied housing.

The modified CHAS tables on the following pages show the calculations above.

4. OBSTACLES TO MEETING UNDERSERVED NEEDS

Without question the largest impediments to addressing these needs are the cost of housing production coupled with the limited availability of funds.



Housing Market Analysis (91.210)

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

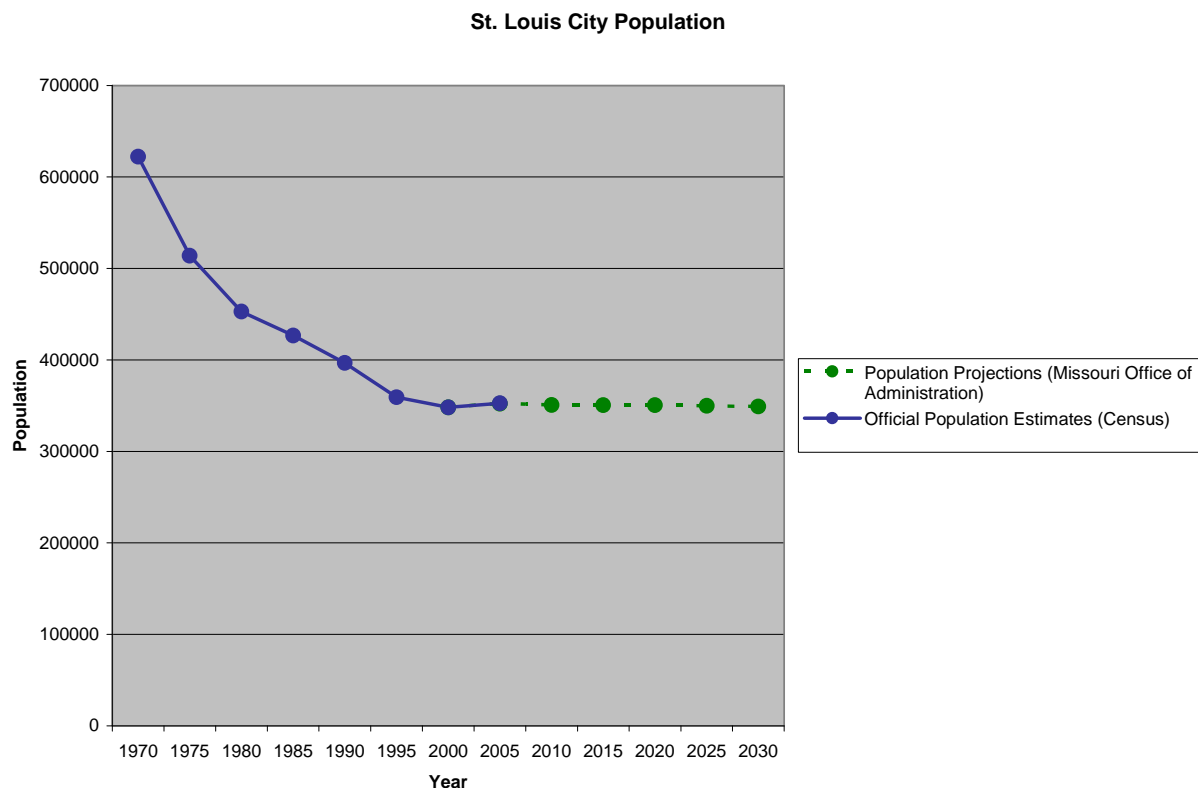
HOUSING MARKET ANALYSIS

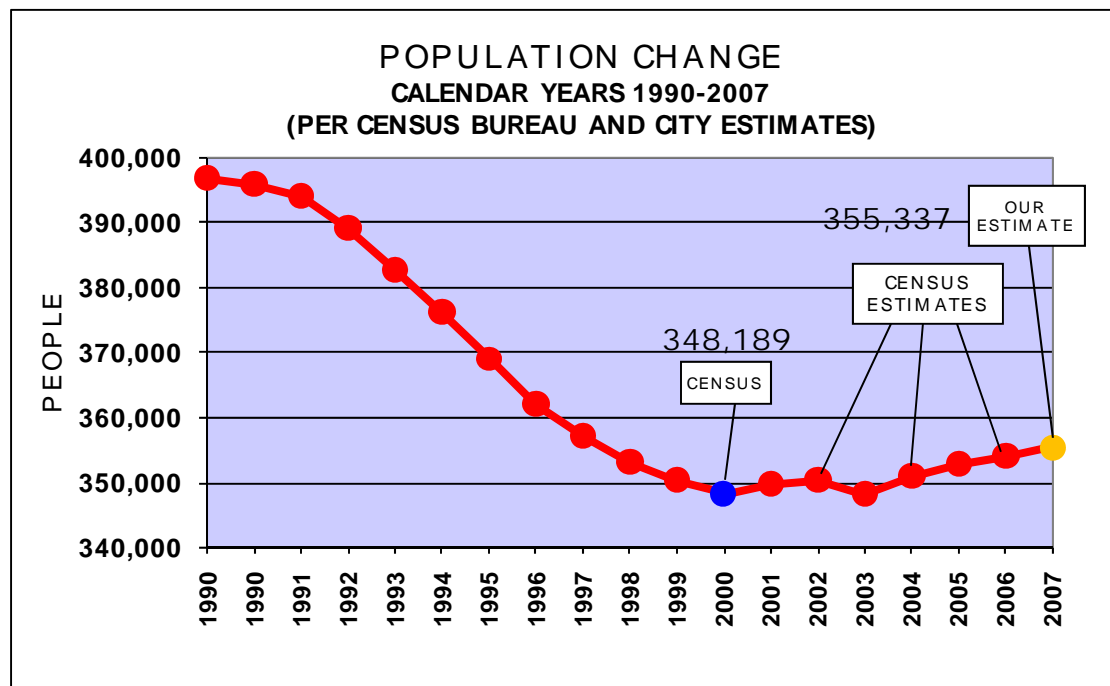
1. MARKET CHARACTERISTICS

Supply, Demand, Condition, and Cost of Housing

The City of St. Louis, like many other Midwestern cities, has experienced a cycle of supply and demand. Around 1950 the City was at its peak population, and demand for housing was high. The population of the City then began to decrease steadily, as employment and cultural sensibilities began to favor suburban areas. The population decrease left an oversupply of housing. Without families to fill these housing units, the units generally deteriorated in condition, equalizing supply and demand for livable units.

Today the population of the City of St. Louis has stabilized, and population projections put together by the Missouri Office of Administration suggest that the City will experience modest population growth over the next 30 years. Furthermore, in recent years, the national opinion of “city life” has shifted. Interest in urbanism and sustainability has spurred interest in cities, suggesting that the Missouri Office of Administration projections may be too conservative. The City of St. Louis is already experiencing a renaissance, and many individuals and families are looking for homes in the City. Although housing units are available, often they are the same housing units that deteriorated in condition when demand for city living was at a low point. There is a need for quality (new and rehabilitated) housing units for a variety of income levels in the City of St. Louis.

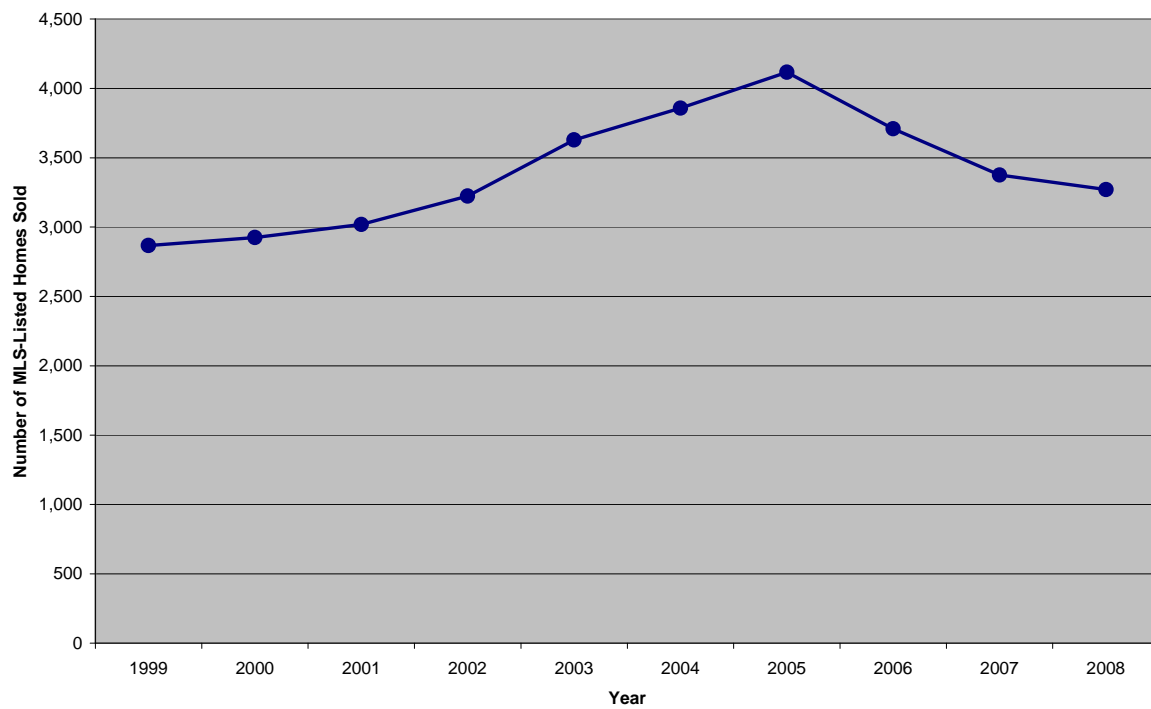




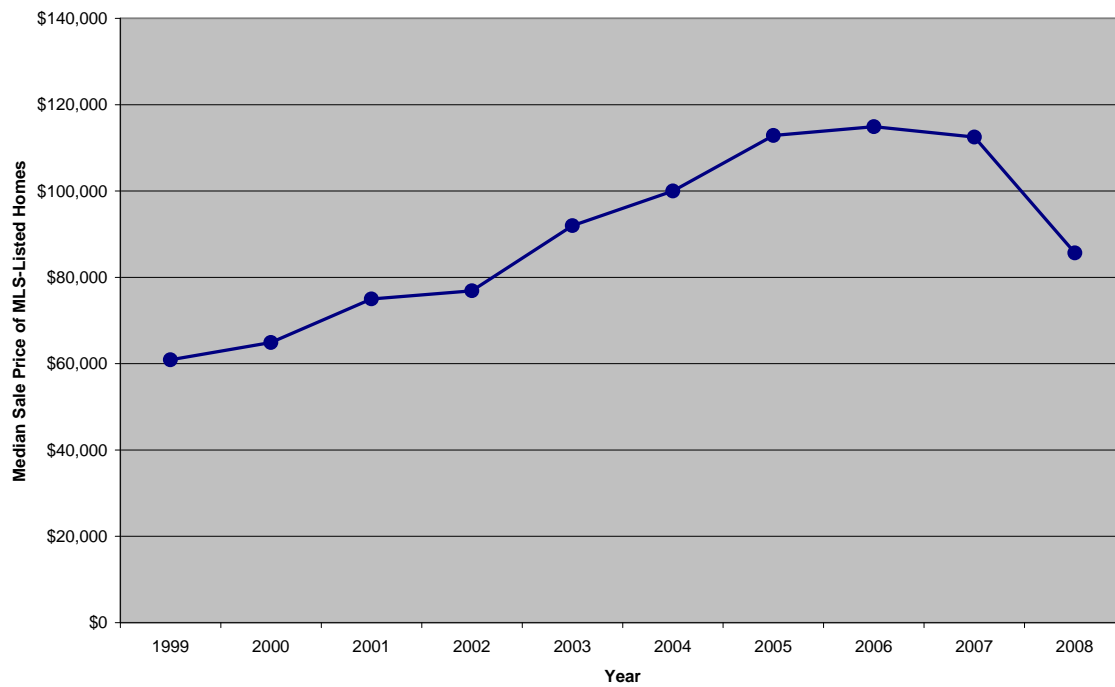
While the production of new and substantially rehabilitated single-family owner-occupied homes has slowed, as it has all over the country, with the single-family mortgage crisis, many new and substantially rehabilitated rental homes continue in production.

A sense of the current for-sale housing market can be obtained from property sales statistics from the MARIS Multiple Listing Service (MLS) system. The following charts depict MLS statistics for single-family residential housing sales in the City of St. Louis for the past ten years. Not all properties are listed for sale on the MLS; however, the MLS is used by Realtors not only to sell properties but to set pricing for homes coming on the market. Therefore, it both describes and influences the local housing market. The last ten years have been volatile years for the local and national housing markets. Around 2005 the St. Louis market peaked, fueled in part by irresponsible lending practices and speculation. During the following years, the foreclosure and single-family mortgage crises caused many families to lose their homes, and the large number of foreclosures available drove down housing prices. As may be seen from the following charts, however, the foreclosure crisis did not completely reverse the 1999-2005 trend of increased values and home sales. Further, the number of foreclosures in the City is dropping significantly, as the charts and graphs on the pages following the MLS information also show. The City believes that these significant drops in foreclosures are in part the result of a City program that became operational at the beginning of 2008: the St. Louis Homeownership Preservation Alliance. On November 9 of this year, this program received an award from the National League of Cities for its accomplishments in the area of foreclosure prevention.

Number of MLS-Listed Homes Sold



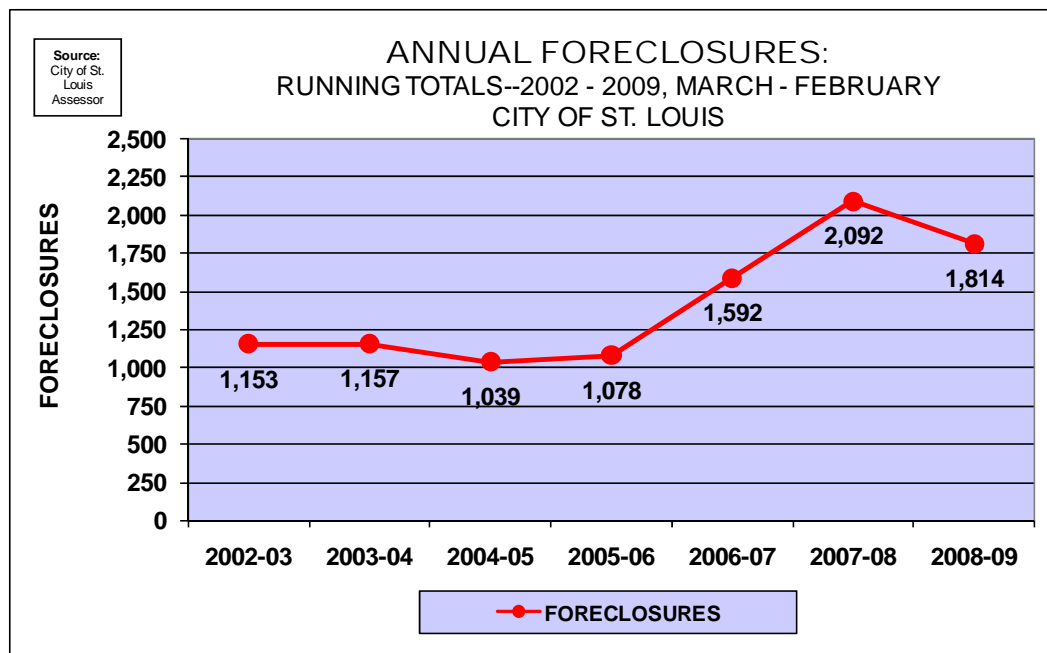
Median Sale Price of MLS-Listed Homes



CITY OF ST. LOUIS FORECLOSURES--2002 - 2009

Foreclosure Information by Month (RUNNING TOTALS)								
FISCAL YEAR	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2007-2008 vs. 2008-2009
YEAR	2003	2004	2005	2006	2007	2008	2009	
January	104	99	96	124	185	213	94	
February	92	80	85	107	151	172	124	
YEAR	2002	2003	2004	2005	2006	2007	2008	
March	83	106	115	93	101	174	205	
Qtr 1	279	285	296	324	437	559	423	-24.33%
April	109	92	103	77	114	144	192	
May	115	90	87	81	96	204	189	
June	96	85	76	83	126	147	141	
Qtr 2	320	267	266	241	336	495	522	5.45%
July	96	109	73	70	82	162	120	
August	95	88	83	75	155	173	148	
September	78	97	75	86	132	164	154	
Qtr 3	269	294	231	231	369	499	422	-15.43%
October	121	117	69	87	144	227	170	
November	85	92	79	91	137	179	147	
December	79	102	98	104	169	133	130	
Qtr 4	285	311	246	282	450	539	447	-17.07%
Year	1,153	1,157	1,039	1,078	1,592	2,092	1,814	-13.29%
% CHANGE		100.3%	89.8%	103.8%	147.7%	131.4%	86.7%	

NOTE: Since foreclosures are somewhat seasonal, we compare data on a "running total" basis so that each period compared is a full calendar year.

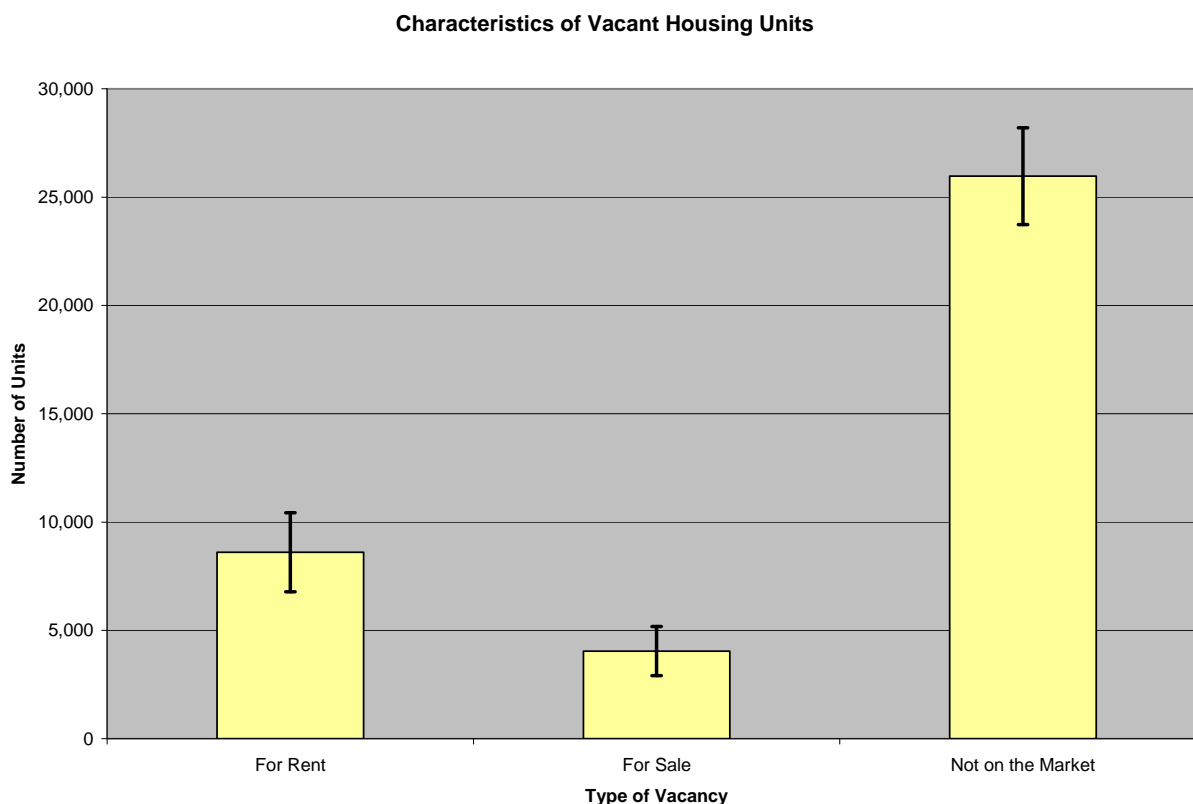


Data was obtained by the Planning and Urban Design Agency from the City Assessor's database. Parcels are coded in the database as to whether a transfer of ownership was the result of a foreclosure. All foreclosures are included, regardless of the property type.

Please note that we have not verified that all of the codings in the Assessor's database are accurate. Some codings or other information may be missing or inaccurate.

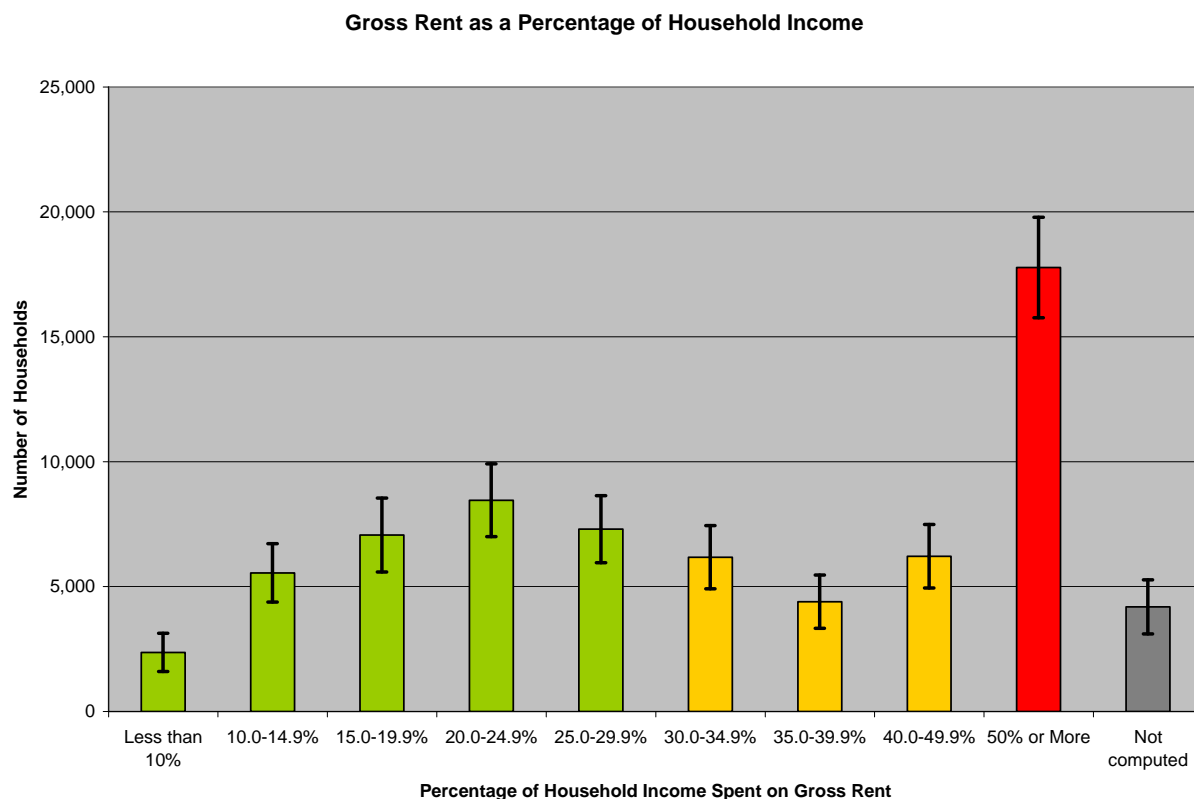
As mentioned above, there are many housing units in the City of St. Louis in deteriorated condition due to years of neglect. The foreclosure crisis and the fact that foreclosures are targeted by criminals looking to strip homes of copper and other metals have also contributed to the number of vacant, unlivable housing units. The 2008 American Community Survey gives estimates of the number of vacant housing units and the types of vacancies.

The term “Not on the Market” is a catch-all for vacant housing units that are owned and not inhabited. A unit might be vacant for a variety of reasons: for example, it may be a second home for seasonal use, or it may be rented to a family that has not yet moved in. In the City of St. Louis, the “Not on the Market” category is likely made up in large part of buildings and housing units that need substantial rehabilitation. Foreclosed homes might also show up in this category if they have not yet been placed on the market, and these homes likely also need substantial investment to be inhabitable. In the City, there were between 23,736 and 28,198 vacant housing units not on the market in 2008. It is likely that all of these units would require some level of rehabilitation to be quality homes. In some cases, rehabilitation may be prohibitively expensive, and the home will not be reoccupied.



The cost of available housing is also an issue. There are many households in the City that are housing cost burdened. The American Community Survey also indicates which renter households are housing cost burdened. A household is generally considered to have a moderate housing cost burden if they pay more than 30% of their income on rent, and an extreme housing cost burden if they pay more than 50% of their income on rent. The chart below shows how

much households in the City of St. Louis pay for rent as a percentage of their household income: the bars shown in orange represent households with a moderate cost burden, and the bar shown in red represents households with an extreme cost burden. In 2008 almost 17,000 renter households, or approximately 24% of all renter households, had a moderate cost burden. Almost 18,000 renter households, or approximately 26% of all renter households, had an extreme cost burden. In total, approximately half of the renter households in the City of St. Louis are housing cost burdened to some degree.



The housing cost burden in the City of St. Louis is due more to low incomes than to high rents. The median gross rent in the City in 2008 was approximately \$650. However, the median household income for 2008 was approximately \$34,000, while the HUD-estimated 2008 Median Family Income for the St. Louis Metropolitan Statistical Area was \$65,000, or almost twice as much. Therefore, it is not surprising that, according to HUD CHAS data from the year 2000 shown in the chart below, the City of St. Louis has a large number of cost-burdened extremely low-income, low-income, and moderate income families, since such high percentages of City residents live in poverty or are otherwise low income. As a result, although housing costs are appropriate for the region, housing affordability remains an issue for many St. Louis households.

	Renter Households	Owner Households	All Households
Extremely Low Income ($\leq 30\%$ AMI)	28,509	8,594	37,103
Low Income (30% AMI-50% AMI)	15,067	9,221	24,288
Moderate Income (50%-80% AMI)	15,870	14,816	30,686

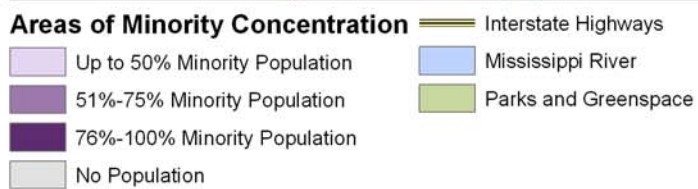
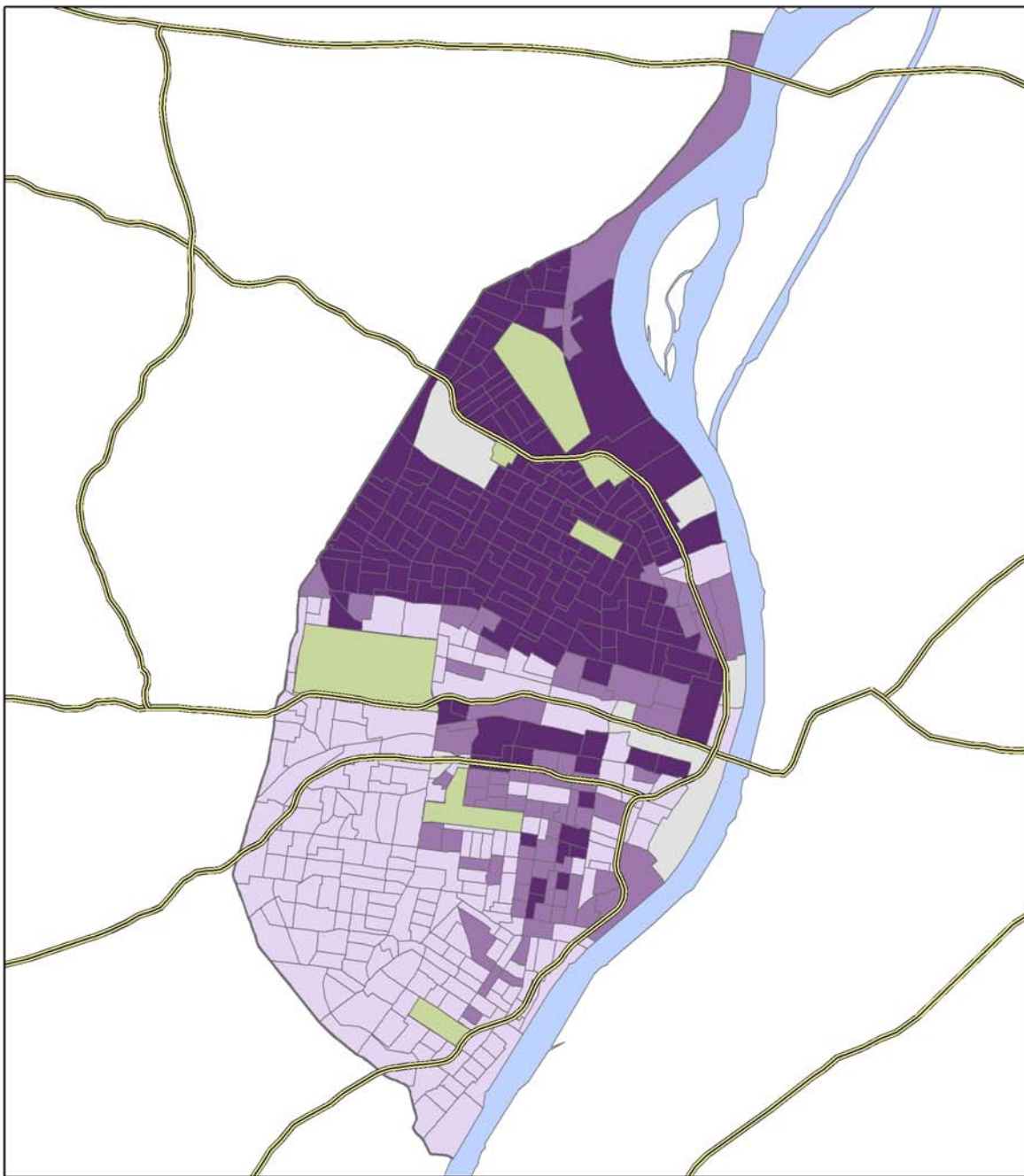
Housing availability and affordability are of special importance to persons with disabilities, persons with HIV/AIDS, and their families

The maps on the following pages depict the locations and degrees of minority concentration and low-mod income concentration in the City of St. Louis.

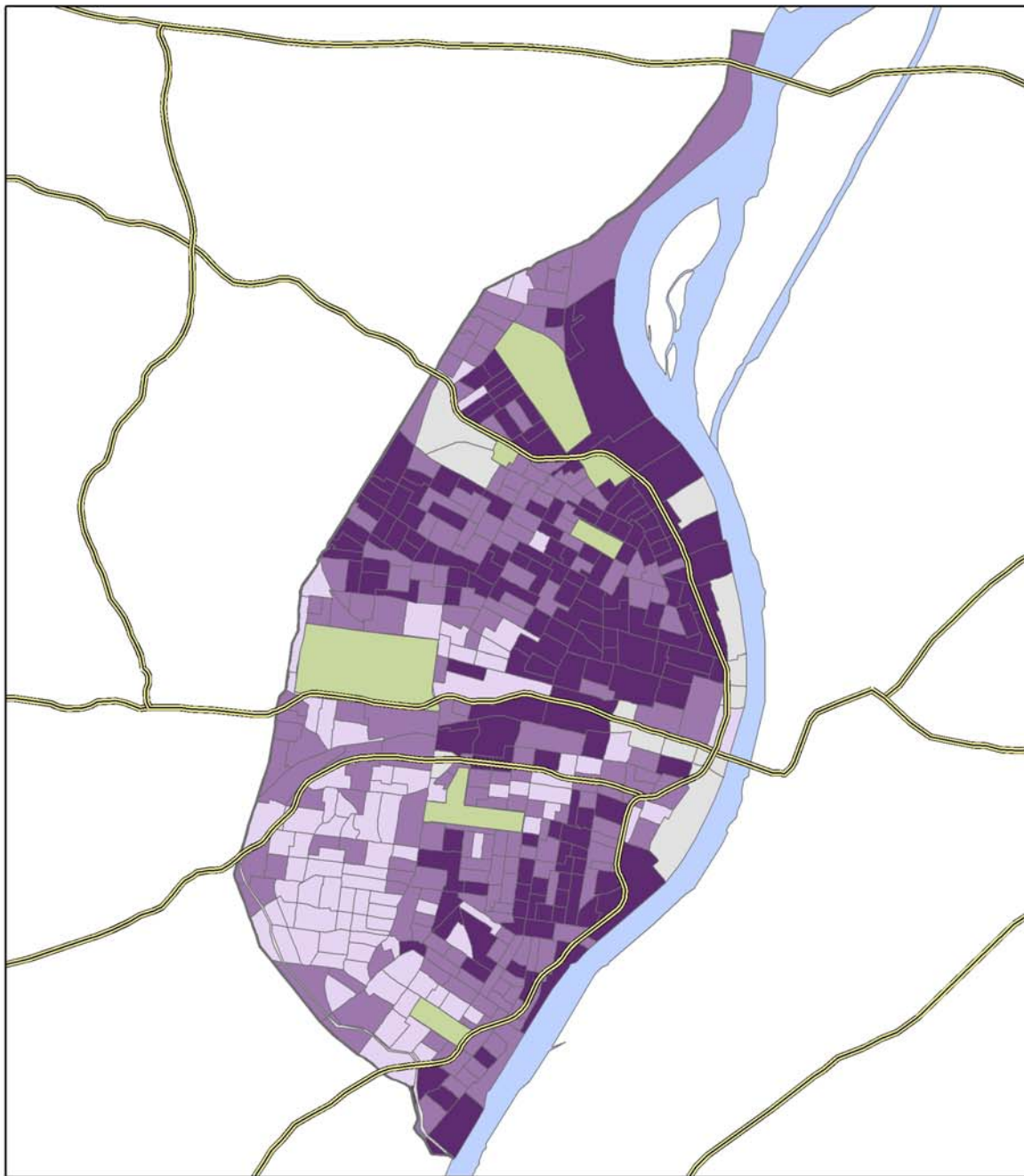
“Areas of minority concentration” were defined by block group using Census 2000 data. Three degrees of concentration were defined. Block groups with up to 50% minority population are considered non-minority or racially diverse areas. Block groups with 51%-75% minority population are considered areas of minority concentration. Block groups with 76%-100% minority population are considered areas of extreme minority concentration. These areas are shown in dark purple on the map.

“Areas of low-mod income concentration” were defined by block group using special Census 2000 tabulations available from HUD. Three degrees of concentration were defined. Block groups with up to 50% low-mod income population are considered income-diverse areas. Block groups with 51%-75% low-mod income population are considered areas of low-mod income concentration. Block groups with 76%-100% low-mod income population are considered areas of extreme low-mod income concentration. These areas are shown in dark purple on the map.

Areas of Minority Concentration



Areas of Low-Mod Income Concentration



Areas of Low-Mod Income Concentration

- Up to 50% Low-Mod Income
- 51%-75% Low-Mod Income
- 76%-100% Low-Mod Income
- No Population

- Interstate Highways
- Mississippi River
- Parks and Greenspace

2. ASSISTED HOUSING

Some assisted housing units are at risk of being lost from the assisted housing inventory in the next five years. However, just because a unit is at risk of being lost from the assisted housing inventory, doesn't mean that it will indeed be lost. Furthermore, in cities like St. Louis, where the median household income in the City is significantly lower than the Area Median Income for the Metropolitan Statistical Area, HUD-mandated affordable rents do not always differ significantly from the maximum rents a property owner might be able to get in the open market. Sometimes, the key difference between an assisted housing unit and an unassisted unit is the quality of the unit and whether or not occupancy is income-restricted. At the same time, it is important to track units that may be lost from the assisted housing inventory in case market conditions shift.

Expiring Section 8 Contracts:

There are a total of 7,929 units with project-based Section 8 Contracts set to expire between the year 2010 and the year 2014, the last year of this Consolidated Plan period. In the City of St. Louis, one of two things is likely when a project-based Section 8 Contract expires. First, it is likely that a property owner would try to renew the contract. Secondly, even if the contract is not renewed, it is likely that rents will not increase dramatically, due to competition from other low-cost rental housing.

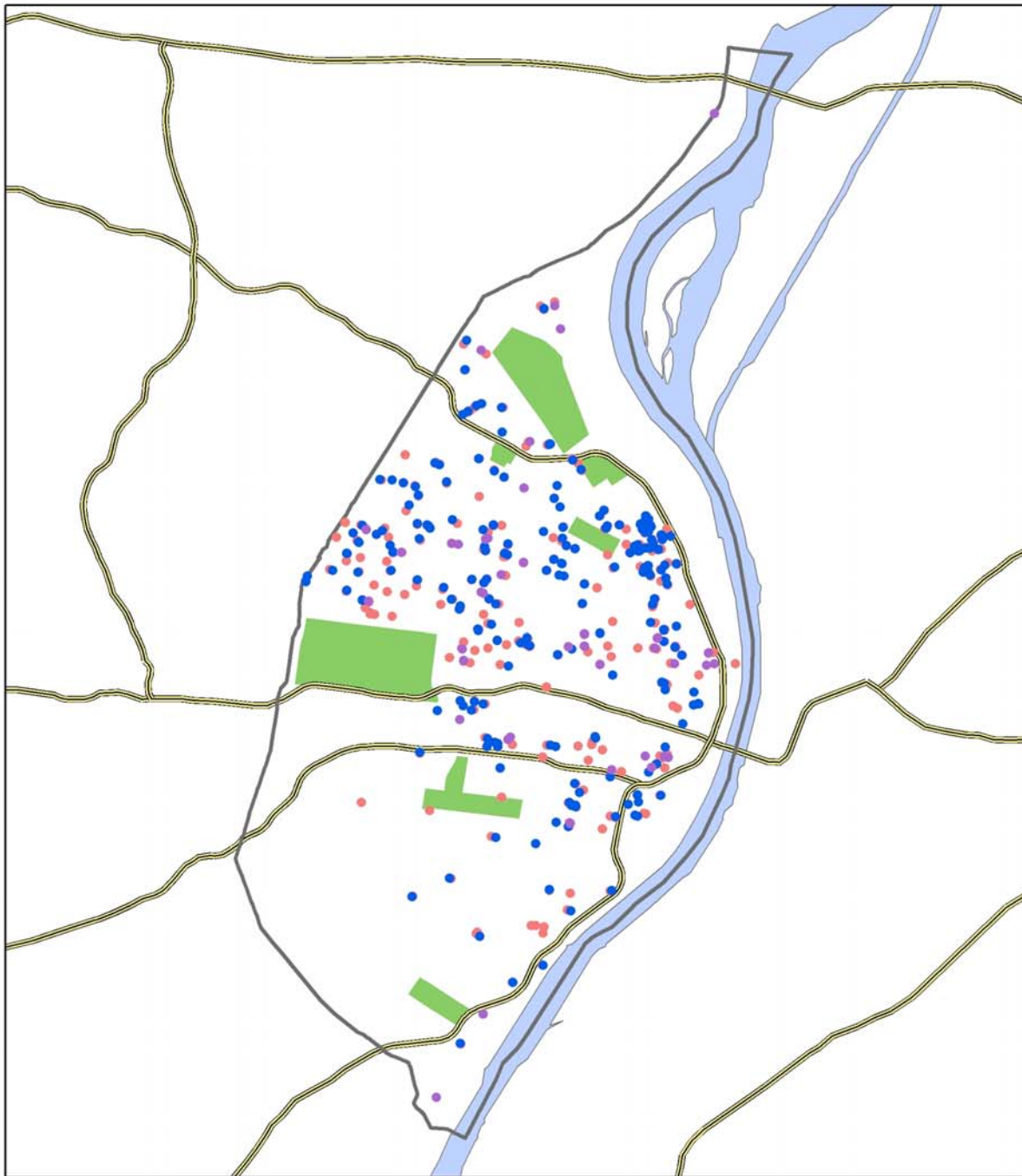
Expiring Low Income Housing Tax Credit Land Use Restriction Agreements:

Due to regulations requiring an extended use period of 15 years in addition to the original 15 year affordability requirements for Low Income Housing Tax Credit developments, it is unlikely that any LIHTC units will be lost during the years 2010-2014.

Below is a table showing the approximate number of assisted units in the City of St. Louis. The following page has a map showing the location of various types of assisted housing units.

Assisted Housing Type	Number of Units
Public Housing	3,021
Project-Based Section 8	16,547
Low Income Housing Tax Credit Developments	7,291
Homeless/ESG	1012
HOPWA	155

Assisted Housing Units



- Housing Authority Properties
- Low Income Housing Tax Credit Developments
- Other Assisted Housing

3. MARKET INFLUENCE ON USE OF AVAILABLE FUNDS

Given the level of distress in many parts of the City and the fact that so many of households live in poverty and are low-income, the City's strategy, where possible, is to develop affordable homes in the context of quality mixed-income neighborhoods, much as was carried out with assistance from the Hope VI program. In neighborhoods where the level of distress is so high that market rate units cannot yet be supported, the City's strategy is to use 100% affordable housing to set the stage for mixed income development in the future.

The characteristics of the housing market will influence the use of funds being made available for rental assistance, production of new units, rehabilitation of old units and acquisition of existing units. The following are the general principles that will be followed when considering whether or not to fund acquisition, rehabilitation, housing production, and rental assistance activities.

- 1) Consider the for-sale housing market carefully in light of the recent foreclosure crisis.

Although the housing market analysis shows a continued interest in housing in the City, it also shows the effects of the national foreclosure crisis on the local housing market. Consequently, at the present time, the City is placing some added emphasis on the production of rental housing, because of the large number of foreclosed properties available and the current uncertain state of the single-family mortgage market. The approach to housing development must be neighborhood-based, however, and different City neighborhoods have different housing markets and housing needs.

- 2) Consider the high number of vacant housing units throughout the City.

According to the American Community Survey, there are over 20,000 housing units in the City of St. Louis that are not occupied and not on the market (note that one building may contain multiple housing units, so the number of vacant buildings would be lower). These vacant units must be addressed, either through rehabilitation or, when rehabilitation is cost-prohibitive and when the vacant building or unit presents a danger to the community, through demolition. When possible, rehabilitation, rather than the production of new units, will help preserve neighborhood character and cohesiveness and stabilize neighborhoods suffering the impacts of vacant and vandalized structures.

- 3) Consider the high number of renter households with housing cost burden.

Due to the fact that half of City households have some degree of housing cost burden, it is important to aid in the production of quality affordable housing units for renter households. The City intends to continue to use HOME funds and Affordable Housing Commission funds in conjunction with low-income housing tax credits, other state and federal incentive programs and Section 8 vouchers, where available, to produce homes that are affordable to families in need.

- 4) Consider rental assistance and outreach in areas of low-mod income concentration.

In St. Louis City, housing is very affordable for those with incomes at or above the Area Median Income. However, as noted above, median income in the City, at approximately \$34,000, is not much more than half of the Area Median Income of more than \$65,000. Many individual households within the City have incomes far less than the City median and are extremely low, low, or moderate-income households. This is the key reason many households are housing cost burdened. In the areas of the City where there is a high concentration of low and moderate income households, it may not be possible to produce a large enough quantity of rental units that are affordable to these populations without ongoing rent subsidies—for very low income families, the amount they can pay is often not sufficient to pay ongoing operating expenses, much less a monthly mortgage payment. In these situations, programs such as the Section 8 Voucher program, if available on a project-based basis, can help bridge the gap between a household's income and the cost of producing quality affordable housing that contributes to neighborhood revitalization. Efforts should also be made in areas of low-mod income concentration to conduct outreach activities, so that households know what affordable options are available to them. Socialserve.net, funded with a CDBG allocation, the Missouri Housing Development Commission's Affordable Housing Locator, and other tools can be utilized by government and nonprofit organizations to ensure that assisted housing is made available to needy households.



Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

SPECIFIC HOUSING OBJECTIVES

1. SPECIFIC HOUSING PRIORITIES AND OBJECTIVES

The following table outlines the specific housing priorities and accomplishment goals that the City of St. Louis plans to achieve through projects supported during the 2010 Program Year.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	SOURCE OF FUNDS
Interim Assistance	10-Housing Units	9,000	CDBG, Grantee
Rental Housing Subsidies	01-People	1,500	HOPWA
Short Term Rent, Mortgage, Utility Subsidies	01-People	125	HOPWA
Facility-Based Housing	01-People	1,250	HOPWA, Other Federal
Rehab, Single-Unit Residential	10-Housing Units	150	CDBG, HOME, Other Federal, State, Grantee, Local
Rehab, Multi-Unit Residential	10-Housing Units	1,500	HOME, Other Grantee, Local

A more detailed enumeration of specific objectives is described below.

Rental and Owner-Occupied Housing:

The primary goals associated with Rental and Owner-Occupied Housing include increasing the supply and quality of for-sale and rental housing for low income residents, preserving and increasing homeownership, eliminating unsafe buildings and blighted areas, making substantial progress towards achieving the goal of eradicating lead poisoning in St. Louis by 2010, supporting the development of targeted neighborhoods with CDBG, HOME and ADDI funds and effectively deploying the new federally-created Neighborhood Stabilization Program. Key objectives related to Rental and Owner-Occupied Housing projects for 2010 are as follows:

- *Encourage/Incent New Construction/Rehabilitation of Affordable Rental/Owner Occupied Housing Units:*

Increased Supply of Affordable Rental Housing

The primary thrust of CDA's rental housing production program continues to be the support of low income housing tax credit and 202/811 projects.

Improved Quality of Affordable Rental Housing

CDA continues to upgrade its design and budget review processes for new and substantially rehabilitated rental housing and has expanded its monitoring of HOME rental projects already complete. In 2010 staff will continue to meet with landlords and property managers to map out corrective actions where needed to address physical deficiencies and management problems. Where necessary, CDA will involve Neighborhood Stabilization Officers, the Problem Property team and Building Division officials, banks, neighborhood organizations and elected officials. Experience has validated the improvements to be gained from this team approach. CDA is willing to work with owners to structure refinancing of older projects to allow for the funding of upgrades and needed repairs if warranted.

Increase the Availability of Affordable Owner Housing

The Residential Development Division emphasizes home ownership in seeking proposals for new construction and substantial rehabilitation. In 2010 the staff will continue to package many of its home ownership projects with buyer affordability second mortgage financing for income-qualified purchasers and mandate that they attend homebuyer counseling programs.

- *Encourage/Incent New Construction/Rehabilitation of Market Rate Rental/Owner Occupied Housing Units*

Increase Supply of Market Rate Rental Housing

Although CDA's rental housing production program largely supports the construction or substantial rehabilitation of affordable rental units, smaller but important investments are occasionally made in market-rate rental housing, most of it in mixed-income and mixed-use settings. In 2010 CDA will continue its monitoring of the construction of a major mixed-income, mixed-use project on the City's Near North Side, the North 14th Street Mall for which funds were designated in 2007. No new projects are planned, although 38 units in the North 14th Street Mall should be completed.

Increase the Availability of Market Rate For-Sale Housing

The Residential Development Division's emphasis on affordable home ownership extends beyond the creation of affordable units. The goal is to rebuild economic diversity and economic strength throughout City neighborhoods. The support of market-rate for-sale housing, both new and rehabilitated, is key to the achievement of that goal. CDA will continue its implementation of thoughtful mixed-income rehabilitation strategies in blighted and recovering neighborhoods, providing incentives where needed to attract and retain middle-income homeowners. The Major Residential/Commercial Development Initiatives program, first funded in 2007, has both affordable and market rate components.

- *Increase Homeownership in the City by Providing Downpayment and Closing Costs Assistance to Income Eligible Citizens*

Improved Access to Affordable Owner Housing for Minorities

CDA will strive to continue construction of several large subdivisions in minority communities, recognizing the severe constraints on equity and debt financing anticipated for 2010. In 2007, 2008 and 2009 CDA funded a new Major North Side Initiative designed to provide financial support to affordable and mixed-income projects of scale on the City's North Side. Additional funding was allocated in 2010 to carry forward and expand the initiative, renamed the Major Residential/Commercial Initiative. CDA will also work with the neighborhood housing corporation and elected officials in the Ville neighborhood to resume the new construction of units there that began with the first phases of Ville Phillips Estates. This single-family development, aimed at low and moderate income households, was the first newly constructed for-sale housing in the Ville neighborhood in many decades. The Ville is the historic heart of the African-American community in St. Louis, containing many of its premiere institutions and landmarks.

- *Maintain/Improve Existing Housing Quality Through Home Repair Activities*

Improved Quality of Owner Housing

It is anticipated that funding for home repair will be made available on a decentralized basis going forward. Organizations proposed for operation of neighborhood-based programs will be required to meet specific program criteria, including lead remediation, lead safe work practices, environmental compliance (including Section 106) and a commitment by the organization to resolve all disputes within its available home repair budget. Status of existing waiting lists will be determined soon, and the result of that determination will be communicated as quickly and thoroughly as possible to those affected.

Through August 31, 2009, a total of 203 Healthy Home Repair loans were closed, and \$1,315,115 in CDBG and HOME funds were committed. In addition, a total of \$3,308,514 in other funds was leveraged through other public and private sources to supplement Healthy Home Repair projects.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning by 2010*

During 2008 a total of 1,423 lead hazard evaluations were conducted throughout by the Building Division's Lead Inspection Department. Of those inspections, less than 16% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 126 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, a total of 1,256 housing units were remediated and cleared of lead hazards in 2008. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. For instance, five HUD Lead Grants that the City has received allowed for the remediation of 808 housing units. In addition, another 37 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 19 units were completed and cleared of lead hazards through CDA's Residential Development Section, which consisted primarily of rental units that were rehabilitated through a combination of public and private sources. The Building Division provided funding for the remediation of another 14 units. The owners completed the repairs in another 378 units and the Building Division conducted clearance testing until the units were lead-safe.

The Lead Safe St. Louis Program, through its federal Lead Hazard Reduction Demonstration (LHRD) grants from the Department of Housing and Urban Development (HUD) offers various forms of financial assistance for lead remediation to rental property owners. First, for units occupied by children under the age of six, the City will pay for 100% of the remediation cost, up to a maximum of four units. The tenants must have incomes at or below 80% of the Area Median Income guidelines, and the rents charged on the units cannot exceed HUD's Fair Market Rent levels.

For developers who are conducting substantial rehabilitation of multi-family housing units, the City will provide \$5,000 per unit for each of the first two units in the property and \$1,000 for each additional unit. The developer in turn will conduct the rehabilitation in a lead-safe manner, remediate all lead hazards, achieve clearance, and advertise the availability of the rental units on the Socialserve.com website. Tenants must meet the HUD income guidelines, and the units must be rented at Fair Market levels. As an added incentive, the City will pay Lead Safe Work Practices training for those who will be conducting the rehabilitation.

Finally, the City provides a Window Replacement Program to property owners who rent to tenants meeting the income guidelines and at or below Fair Market levels. This program offers reimbursement of \$200 per window, up to a maximum of 10 windows per unit. In cases where historic replacement windows are required due to Section 106 requirements, the City will reimburse the owner \$400 for each window installed. The owner is required to remediate any additional lead hazards in the unit, i.e. painting, and unit must pass clearance. The window installer must have obtained a Lead-Safe Work Practices training certificate as well. The City continues to explore other alternatives to encourage rental property owners to remediate lead hazards in rental units and meets regularly with landlord and property owner associations to share information and obtain feedback and suggestions from them.

2. USE OF AVAILABLE RESOURCES

Local Funding - Affordable Housing Commission:

The City's Affordable Housing Commission has completed its eighth full year of operation. Revenues from a Use Tax on purchases from out of town businesses are placed in a trust fund for the purpose of carrying out the mission of the Affordable Housing Commission. As of the end of

the City's fiscal year, June 30, 2008, the Commission had, since 2003, awarded \$49,848,741.08 in grants and loans to non-profit agencies and housing developers for programs and developments that meet the needs of persons earning 80% or below of the area median income. Per the ordinance that established the Commission, 40% of the funds awarded must go to programs that assist families with incomes at or below 20% of the area median income.

Commission funds have helped to create 1,068 affordable units of housing to date and 2,677 total units when factoring in market-rate units. Many homeless shelters and transitional housing programs benefit from this resource, and Commission funds have helped to provide critical home improvements and lead abatement in older City homes. AHC funds the rehabilitation of existing housing stock as well as assisting new construction, thereby increasing investment in single family for-sale homes. Such projects extend the housing options available and build wealth for low to moderate income families while stabilizing neighborhoods. Other areas of support include disability modifications and Universal Design inclusion in all new construction projects.

Private Funding:

Private initiatives have involved CDA staff participation in the St. Louis Mortgage Credit Partnership, Urban Affairs Committee of the St. Louis Realtors, Campaign for Home Ownership Advisory Committee, Focus St. Louis, the St. Louis Rehabbers Club, the Regional Housing and Community Development Alliance, the Homebuilders Association of Greater St. Louis and numerous volunteer neighborhood housing corporations. Led by the Affordable Housing Commission, the St. Louis Alliance for Foreclosure Prevention has brought together many leaders from the private for-profit and non-profit sectors to stem the rising tide of foreclosures.

Initiatives for Funding Housing:

State/Neighborhood Preservation Tax Credits

St. Louis is committed to attempting to assist residents of all income levels in need of housing. The City worked closely with the Governor and State legislature to preserve legislation that provides State historic tax credits for homeowners and developers of rental and for sale housing who rehabilitate structures that are located in either Federal, State or local historic districts. The City has also worked with state officials to continue and promote the Neighborhood Preservation Act program, which provides State Neighborhood Preservation Tax Credits for homeowners and developers who build, rehabilitate or improve housing intended for owner-occupancy anywhere in the City of St. Louis.

Housing Programs

Housing to assist low and moderate income families as identified in the Consolidated Plan continues to be a high priority. In order to make sure that assistance for the full spectrum of housing needs is addressed, careful planning and assessments are made. Where there are gaps and new needs are identified or new funding opportunities by other sources come to light, CDA has made program modifications or created new programs to meet the need.

Neighborhood Stabilization Program

The City is working closely with the Missouri Housing Development Commission to secure additional Neighborhood Stabilization Program funding made available to Missouri.



Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

NEEDS OF PUBLIC HOUSING

1. SUMMARY OF PUBLIC HOUSING

The St. Louis Housing Authority (SLHA) currently has 3,021 public housing units and 6,323 Section 8 Housing Choice Vouchers, which is over 100% of its budget authority. Therefore, there are no available Housing Choice Vouchers.

SLHA has estimated that 37,047 renter households in the City of St. Louis have incomes that are extremely-low, low or moderate when compared to Area Median Income (AMI), which includes all renter households with incomes that are less than or equal to 80% of AMI. Of these renter households, 14,252 have incomes less than or equal to just 30% of AMI, 9,714 have incomes greater than 30% but less than or equal to 50% of AMI and 13,081 have incomes that are greater than 50% but less than or equal to 80% of AMI. In addition, SLHA estimates that there are 25,765 elderly rental households in the City of St. Louis and 7,241 rental households that include people with disabilities. The table below provides an assessment of the affordability, supply, quality, accessibility, size and location of rental housing units that meet the needs of this population of renter households. The assessment for “Affordability” indicates the impact of rent burden (rent comprising more than 30% of income) or severe rent burden (rent comprising more than 50% of income). The assessment of “Supply” indicates the impact of the shortage of units available for occupancy. The assessment of “Quality” indicates the prevalence of units in substandard physical condition. The assessment of “Accessibility” indicates the availability of units that are accessible for persons with mobility impairments. The assessment for “Size” takes into account any mismatch between the units available and family sizes. And finally, the assessment of “Location” indicates the extent to which the supply of units available limits housing choices for families to particular locations, notably areas of poverty and minority population concentration.

Housing Needs of Families by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	14,252	Severe impact	Severe impact	Severe impact	Severe impact	Severe impact	Severe impact
Income > 30% but <= 50% of AMI	9,714	High impact	Severe impact	High impact	High impact	High impact	Moderate impact
Income > 50% but <= 80% of AMI	13,081	Low impact	Low impact	Low impact	Moderate impact	Low Impact	Moderate impact
Elderly	25,765	Moderate impact	Low impact	Low impact	Moderate impact	Low impact	Moderate impact
Families with Disabilities	7,241	High impact	Severe impact	High impact	Severe impact	High impact	High impact

SLHA’s waiting list is a pool of applicants that have a need and demand for units by location. There are 5,165 applicants on the public housing waiting list and 5,164 applicants on the Section 8 Housing Choice Voucher waiting list. Of these, 492 are elderly and 1,093 non-elderly disabled

applicants on the public housing waiting list. Three elderly and 2 non-elderly disabled applicants on the waiting list have requested units with accessible features.

One hundred forty-one (141) elderly families and 2,210 non-elderly disabled families receive Section 8 Housing Choice Voucher assistance. There are 93 elderly and 133 non-elderly disabled applicants on the Section 8 Housing Choice Voucher waiting list. Due to higher demand, both the public housing and the Housing Choice Voucher waiting list give preference to non-elderly disabled applicants.

By analyzing trends of refusals and acceptance of unit offers, and the numbers of applications by site, SLHA can discern which developments are considered the most and least desirable. SLHA uses this information to determine when to open and close its waiting list.

SLHA's Market Analysts and HQ Supervisor also conduct monthly landlord meetings to recruit landlords in to increase available units for the Section 8 program. The Section 8 Division has established a Landlord Roundtable Committee that consists of landlord and Section 8 resident participants to provide a forum to exchange information and updates regarding the program.

Section 504 Needs Assessment

Of the 3,021 public housing units, a total of 361 units are accessible for people with disabilities: 266 units (9%) are accessible for people with mobility impairments and 95 (3%) are accessible for people with hearing or visual impairments. This exceeds the Section 504 requirements of 5% of units accessible for people with mobility impairments and 2% of units accessible for people with hearing or visual impairments. In addition, Cambridge Heights II will include 6 units for the mobility impaired and 3 units for the hearing or visually impaired, and Senior Living at Cambridge Heights will include 7 units for the mobility impaired and 2 units for the hearing or visually impaired. The following table shows the distribution of accessible units by unit size:

	0 BDR	1 BDR	2 BDR	3 BDR	4 BDR	5 BDR	6 BDR	Total
Total units	276	1,223	691	586	207	30	8	3,021
Section 504 units	8	221	72	38	20	2	0	361

Table 4
Priority Public Housing Needs
Local Jurisdiction

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements	High	\$60,557,808
Replacement Housing Factor	High	\$28,478,082
American Recovery & Reinvestment Act – Formula Grant	High	\$18,510,745
American Recovery & Reinvestment Act – Competitive Grants (9 separate grants)	High	\$15,112,677
Other (Specify)		
Management and Operations		
Public Housing Operations	High	\$47,190,190
Rental Income	Medium	\$22,676,895
Interest on General Investments	Medium	\$924,820
Other : Charges to Residents	Medium	\$684,900
Section 8 – Tenant Based Assistance	High	\$180,250,080
Improved Living Environment		
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
Economic Opportunity		
Resident Opportunities/Family Self Sufficiency (ROSS) Grants	High	\$992,905
Other (Specify)		
Total		\$375,379,102

Table 4A
Public Housing Capital Improvements
5-Year Revitalization Plan
Changes in Public Housing Portfolio

		Current Units	Future Family	Future Elderly	Future Total
Elderly Only Properties		195	N/A	75	270
Mixed Population Properties		1,201	N/A	-132	1,069
Family Properties		1637	133	-58	1,712
Totals		3,033	133	-115	3,051

<i>Property Name</i>	<i>Improvements Planned</i>	Current Units	Change Future Family	Change Future Elderly	Change Future Totals
Elderly Only Properties					
Senior Living at Cambridge—Low Rise	New Construction	0	0	75	75
Mixed Population Properties					
Cochran Gardens Tower—High Rise	Demolition (132 Units)	132	0	-132	0
James House	Reconfigure & rehabilitation	155	0	-29	126
Badenfest	Limited modernization—interior	21	0	0	21
Parkview	Solar reflective roof system/Window repairs	295	0	0	295
Warwood Elderly	Limited modernization—interior/Replace roofing system	95	0	0	95
Total Elderly & Mixed Population		698	0	-86	612

Family Properties					
Clinton Peabody	Upgrade unit boilers, water heaters/Utility infrastructure including site storm and sanitary sewers, domestic water and fire systems	358	0	0	358
Blumeyer Family	Upgrade building heating and ventilation systems/Replace roofing system	143	0	0	143
LaSalle Park	Limited modernization—exterior bldg. envelope	148	0	0	148
Lafayette Townhouses	Limited modernization—HVAC	38	0	0	38
Tiffany Apartments	Limited modernization—HVAC	25	0	0	25
Warwood Family	Demolish (29 units)	29	-29	0	0
Murphy Park I	Solar Panel System	93	0	0	93
Renaissance Place at Grand I	Solar Panel System	62	0	0	62
Renaissance Place at Grand II	Solar Panel System	36	0	0	36

Renaissance Place at Grand III	Solar Panel System	50	0	0	50
King Louis Square I	Solar Panel System	36	0	0	36
King Louis Square II	Solar Panel System	44	0	0	44
King Louis Square III	Solar Panel System	24	0	0	24
Cambridge Heights I	Solar Panel System	75	0	0	75
Arlington Groves	New Development	0	79	0	79
North Central	New Development	0	54	0	54
Total Family		1,161	104	0	1,265

Public Housing Needs Assessment Methodology

The projections for Public Housing needs in the City of St. Louis are predicated on continued annual funding allocations from HUD. Projections represent St. Louis Housing Authority's best guess about the actual funding dollars. The actual funding dollars will depend on appropriation amounts, changes in the regulatory requirements, and the potential for obtaining additional funding including new programs like the American Recovery and Reinvestment Act (ARRA). ARRA grants are formula and competitive based grants. The purpose of the formula grant is to expedite capital improvement and new development projects and the competitive grants include funding for energy related projects. Moreover, it should be noted that annual funding allocation levels have been declining over the past several years due to decreases in appropriations and as demolition of distressed public housing units reduce the number of units in the public housing inventory and therefore reduce the allocation of unit-based subsidies. The St. Louis Housing Authority believes that this decline in funding is likely to continue.

Public Housing Capital funds over the next five years will focus on the comprehensive modernization of James House (using the ARRA formula grant), demolition of Cochran Tower and Warwood family and limited modernization efforts at Badenfest, Parkview, Warwood Elderly, Clinton Peabody, Blumeyer Family, LaSalle Park, Lafayette Townhomes and Tiffany Apartments.

New elderly only-units will be developed for replacement of Cochran Towers (Senior Living at Cambridge Heights), and two (2) future family developments sites will be developed using Replacement Housing Factor Funds and ARRA formula grant funding.

SLHA was awarded nine (9) separate ARRA competitive grants totaling \$15.1 million of which eight (8) will be used to install solar panels at Murphy Park I, Renaissance Place at Grant I, II, and III, King Louis Square I, II, and III, and at Cambridge Heights I. The remaining grant will be used for the creation of energy efficient, green community for the Arlington Grove new development project.

Public Housing Operations funds are formula-based allocations, calculated on the number of units managed by St. Louis Housing Authority. Funds are used for administration and management needs. The amounts shown take into account rental income from tenants, interest on general investments, and other charges to residents. All of these resources are used for public housing operations.

Additionally, the St. Louis Housing Authority also receives funding for the **Section 8 Housing Choice Voucher** tenant-based assistance program to meet affordable housing needs of low-income persons.

Finally, grants for resident opportunities and self sufficiency are used to fund resident service programs such as family self-sufficiency programs, an elderly/disabled services coordinator, and youth service programs.



Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

PUBLIC HOUSING STRATEGY

1. SERVING THE NEEDS OF SLHA FAMILIES

The St. Louis Housing Authority (SLHA) is committed to building and maintaining desirable, affordable housing for residents of the St. Louis area through forthright leadership, innovative partnerships, progressive technology, and expansion of new resources. SLHA seeks to improve the quality of life for its employees, residents and the community by providing employment opportunities, education, training and ethical, professional service.

SLHA will **maximize** the number of existing affordable housing units available to extremely-low, low- and moderate-income families by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Reducing the time to renovate public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development
- Seeking replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertaking measures to ensure access to affordable housing among families assisted by SLHA, regardless of unit size required
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies

SLHA will **increase** the number of affordable housing units available to extremely-low, low- and moderate-income families by:

- Applying for additional Section 8 units should they become available
- Leveraging affordable housing resources in the community through the creation of mixed finance housing

- Pursuing housing resources other than public housing or Section 8 tenant-based assistance

Addressing the Revitalization and Restoration Needs of Public Housing

St. Louis Housing Authority (SLHA) continues to enter into partnerships with the Community Development Administration, private developers, investors and public housing residents to transform three obsolete public housing complexes into attractive mixed-income communities.

The first of these to be initiated, the Near South Side HOPE VI development, was enhanced by additional public right-of-way investments made by the City of St. Louis. In 2006 St. Louis Development Corporation, acting on behalf of CDA and the City, implemented several improvements to the streets within the project area, which is generally bounded by Tucker Boulevard on the east, Lafayette Avenue on the south, Dolman Avenue on the west and Chouteau Avenue on the north. Improvements consisted of new street and alley construction, repaving of existing streets, new decorative street lights, utility relocations and landscaping. A total of approximately \$17 million was expended for the street improvements for the entire Near South Side development. Approximately \$11.3 million was expended for the environmental abatement and selective demolition of the former City Hospital complex. The project was completed in 2007.

The Near South Side Homeownership Phase IVb revised revitalization plan consists of 348 units at the redeveloped HOPE VI site and 204 other infill and rehabilitated units in the Lafayette Square neighborhood. Although there have been marked changes in the housing market, construction has been completed on 44 affordable units and 159 market rate units.

In 2008 renovation work began on the newly acquired Guardian Angel Settlement Building (renamed the Al Chappell Community Center). The facility offered an opportunity to consolidate neighborhood and community services for Clinton Peabody Apartments, Les Chateaux Elderly, King Louis Square Apartments, LaSalle Park Apartments and Old French Town Apartments. Major renovation work completed in 2008 included reconfiguration of the space for management offices and four community service providers, installation of an elevator, replacement of existing windows, mechanical and electrical upgrades, roof replacement, a new entrance canopy, and a new parking lot. Exterior door replacement was completed in 2009. The total cost for design and rehabilitation was approximately \$2.2 million. The building, placed in service November 2008, houses the management offices and maintenance area, the Clinton Peabody Tenant Affairs Board, Wyman Center, City Faces art studio, and a satellite office for SLHA's Resident Initiatives department.

CDA assistance has supported several phases of the Blumeyer HOPE VI project, a mixed-finance development in Midtown. Phase I, consisting of 158 rental units, 62 of which are public housing, was completed in 2005. Phase IIA and IIB, consisting of 140 rental units, 75 of which are public housing, was completed in 2006. Phase III, consisting of 94 rental units, 36 of which are public housing, was completed in 2006. In the fall of 2006, the two high-rise buildings located at 3210 Martin Luther King and 3330 Page Avenue as well as the remaining 86 family townhouse units were demolished to make room for the development of Phase IV. Phase IV closed in March 2007 and was completed in September 2008. Phase IV is a mixed-finance rental

phase consisting of 120 units, 50 of which are fully occupied public housing units. The project was supported by an award of 9% low income housing tax credits from the Missouri Housing Development Commission. The Phase IV total project costs were approximately \$27 million. In addition, SLHA completed the \$1.4 million, Blumeyer 2nd Mortgage Only Homeownership Program with 30 closing as of August 2009.

The SLHA closed on the construction of its new mixed-finance, mixed-use central office building adjacent to the Phase IV development in the fall of 2008. Construction of the office building project creates a new headquarters for the SLHA at the northwestern boundary of the Blumeyer HOPE VI Revitalization Plan area, completing the physical transformation of the original Blumeyer project site, and adding important new commercial and service amenities to the community. Located just east of Grand Avenue on the site of the former 3330 Page Elderly Tower, in the Empowerment Zone and adjacent to the 512-unit Renaissance Place at Grand mixed-income community that replaced the Blumeyer homes, the 33,000 s.f. SLHA office building includes a full-service National City Bank branch and space for a café to serve the SLHA's 90 employees, visitors and surrounding community. The Central Office Building construction was completed in August 2009 and the total project costs for the building were approximately \$8.6 million.

The Cochran complex, just north of downtown, received the SLHA's third HOPE VI award. Phase I, consisting of 121 units, was completed in June 2007. Phase II, named Cambridge Heights II, closed in March 2008 and construction was completed September 2009. Phase II has 102 units of which 44 are public housing units, 28 are low-income housing tax credit affordable units, and 30 are at market rate and non-income restricted. Phase III Cambridge Heights Homeownership closed in December 2008 and will include 16 for-sale, affordable townhomes on the northern end of the redevelopment area. Construction is underway and is anticipated to be complete by summer 2010. The total project costs for Phase II were approximately \$24.6 million and the total project costs for Phase III are approximately \$3.6 million.

Cochran Plaza is a family development located adjacent to the new Cambridge Heights (formerly Cochran Gardens) mixed-finance development, just north of downtown in the Columbus Square neighborhood. The development consists of 94 units and is made up of 18 two and three story townhouse style brick and frame buildings set around three rectangular courtyards. To create larger size units with additional space in the living room and kitchen for residents, 22 units will be reconfigured into 11 more spacious units. In addition, six units will be demolished and the remaining units renovated for a resulting total of 77 units. Phase I construction was completed in early 2006. Phase II, with 25 public housing units, was completed in 2008 and Phase III, with 28 public housing units, was completed in 2009.

In addition, demolition of two of the Cochran Gardens high-rise buildings in 2007 made way for development of a new mixed-finance senior development. The project received low-income housing tax credits from the Missouri Housing Development Commission. The financing for the project was closed on in September 2009. Design development is nearly complete for the new Senior Living at Cambridge Heights on the southern edge of the Cochran Gardens HOPE VI revitalization area, which will consist of 117 elderly-only units, of which 75 are public housing. Financing for the project closed in September 2009 and construction is scheduled to be completed by November 2010.

The comprehensive modernization of Lafayette Elderly apartments began in late 2006. Lafayette is a three story concrete and masonry 32-unit mid-rise building located in the Gate District. The modernization plan for Lafayette involved the reconfiguration of 12 efficiency units into 6 one bedroom units and an office and lobby space and the total renovation of the remaining 20 units. The renovations, completed in March 2008, have created more spacious size units for the residents.

Kingsbury Terrace Apartments is a 147-unit high rise development for elderly residents located at 5655 Kingsbury in the Central West End that underwent a reconfiguration to convert the 87 efficiency units into 50 one-bedroom units, renovated the remaining 60, and created 10 two-bedroom units, resulting in a total of 120 units after construction. The renovations created additional space in the living room and kitchen for residents. Financing for the comprehensive modernization was provided using a mixed-finance method combining equity from low-income housing tax credits, tax exempt bonds and future capital funds. The construction contract was awarded in May 2007 and construction was completed in summer 2009.

Other improvements to public housing in 2009 included the renovation of 38 units and development of 4 units and a management facility at McMillan Manor. The comprehensive modernization of the 28-unit Lafayette Elderly apartments was completed in March 2008. The comprehensive modernization of Cochran Plaza Phase II with 25 public housing units was completed in 2008 and Phase III, with 28 public housing units, was completed summer 2009. The comprehensive modernization of Kingsbury Terrace Apartments, with 120 public housing units, was completed in 2009.

SLHA is in the bidding stage for the comprehensive modernization of James House, a 155-unit public housing development and the development of two mixed-finance, mixed-income, family developments. These projects are the strategic focus to use the \$18.5 million allocation from the recent stimulus package under the American Recovery and Reinvestment Act (ARRA) Formula Grant.

Additionally, SLHA was awarded nine (9) separate ARRA competitive grants totaling \$15.1 million, eight (8) of which will be used to install solar panels at Murphy Park I, Renaissance Place at Grand I, II, and III, King Louis Square I, II, and III, and at Cambridge Heights I. The remaining grant will be used for the creation of an energy efficient, green community at the new Arlington Grove development project.

Finally, capital improvements for the upcoming five years include limited modernization at various developments to include: Badenfest interior upgrades, Parkview window repairs and roofing system replacement; Warwood interior upgrades and roofing system replacement; Clinton Peabody upgrade of unit boilers, water heaters and utility infrastructure, including site storm and sanitary sewers, domestic water and fire systems; Blumeyer Family building heating and ventilation system upgrades; LaSalle Park exterior building envelope improvements, including siding and gutters; and Lafayette Townhomes and Tiffany Apartments HVAC upgrades.

HOPE VI, Mixed-Finance Modernization or Development, Demolitions and/or Disposition, Homeownership Programs and Project-Based Vouchers		
Project Description	Unit Count/ Affected Units	Time Table for Submission
Family Replacement II	Approximately 120 units of which approximately 52 will be public housing units.	Mixed-finance proposal planned for submission to HUD by March 15, 2010.
Family Replacement III	Approximately 120 units of which approximately 52 will be public housing units.	Mixed-finance proposal planned for submission to HUD by March 15, 2011.
Demolition—Cochran Gardens Elderly Tower	132	Projected start date: 1/30/11 Projected end date: 12/30/11
Disposition—Vaughn Family - Warehouse Facility	0	Actual start date: 3/12/02 Projected end date: 10/30/10
Disposition—Cochran Gardens Vacant Land	0	Actual start date: 4/01/09 Projected end date: 7/30/10
Disposition—Vaughn Tower Vacant Land	0	Actual start date: 9/30/09 Projected end date: 3/30/10
Disposition—Euclid Plaza Vacant Land	0	Actual start date: 9/30/09 Projected end date: 3/30/10
Homeownership Section 8	49	
Near South Side HOPE VI	44	
Blumeyer HOPE VI—Renaissance Place at Grand	30	
Cochran Gardens HOPE VI—Phase IV Cambridge Heights	20	
Project-Based Vouchers 5th Ward East	91	
5th Ward West	81	
Grand South	87	
JVI-I	53	
JVL II	22	
San Remo	20	
Kennerly-Maffitt	10	
Water Tower	44	
Railton	26	
Carr Square	82	
Cahill House	26	
Senior Living	30	
River Bend	79	

Improving the Management and Operation of SLHA

SLHA has set the following goals to improve its management and operation:

1. Improve public housing management

Increase PHAS score to 92% points by September 30, 2009. SLHA obtained a score of 90 in fiscal year 2008 and will continue to identify areas for improvement and strive maintain the accomplished goal.

2. Improve voucher management.

Increase SEMAP score to 90% by September 30, 2009. SLHA's SEMAP scores decreased in fiscal year 2008 from 86% to 83%. SLHA will continue to identify areas for improvement and strive to accomplish this goal. To this end, the SLHA has developed and implemented an action plan that addresses specific areas of program improvements to increase its SEMAP score. Areas of focus include Annual re-exams, Program Utilization, Determination of Adjusted Rent and Correct Tenant Rent Calculation.

3. Increase Customer Satisfaction

Develop a customer service standard of practice. A Customer Service Team is working to identify current customer service practices, define desired customer service practices and review data results of customer satisfaction surveys. To date, an internal customer (SLHA employees) service survey was conducted to determine what the current standard of practice is for SLHA customers.

4. Identify customer service needs.

The Customer Service Team is developing an external customer survey (outside customers served) to administer. Survey results will be compiled and measured against the internal customer service survey and the team will identify specific needs and make recommendations for the design of customer service training.

5. Improve PHAS score for customer service by 2011.

SLHA will continue to strive to achieve the maximum score of ten (10). The Customer Service Team has identified the steps toward meeting with residents to increase input on how SLHA can improve services and to emphasize the importance of completing the annual HUD surveys. The Customer Service Team will continue to pursue this goal and identify an outside consultant to assist with new strategies to achieve the objectives.

Improving the Living Environment for SLHA Residents

SLHA offers a variety of programs and activities that help improve the living environment for low-and moderate-income families living in public housing. Through mixed-finance and HOPE VI revitalization efforts, SLHA is bringing higher income public housing households into lower income developments, thereby de-concentrating poverty. These mixed-finance efforts provide market rate and affordable housing opportunities to lower and higher income families. SLHA is

renovating the former Guardian Angels Settlement facility to be a management and community service building as part of the Near Southside HOPE VI revitalization project.

SLHA promotes self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability, thereby increasing the number of employed persons in assisted families. SLHA monitors the training and employment activities of families enrolled in the Public Housing Family Self-Sufficiency (FSS) and other economic development programs monthly, quarterly, and yearly, such that, support services will enhance earning capacity for economic development.

SLHA currently has eleven (11) community partners providing supportive services:

1. Gateway to Financial Fitness/Catholic Charities
2. Youth Build
3. Provident, Inc.
4. Employment Connections
5. Urban League
6. St. Louis School of Nursing
7. SLATE
8. Grace Hill Neighborhood Center
9. Institute of Family Medicine
10. Sherwin-Williams Painter Program
11. St. Patrick Center

SLHA also aims to provide or attract supportive services to increase the independence of elderly residents and families with disabilities. The elderly comprise an important segment, making up 17% of the City's population at the time of the 200 census. We expect this population to increase by the next census given the aging of the baby boom generation. Meeting the future needs and challenges for adequate housing remains an issue for many elderly residents. The challenge becomes one of keeping the elderly as independent as possible. One of SLHA's objectives is to modify dwellings so they can accommodate residents' physical needs as they age. SLHA will also seek to provide alternative housing that allows seniors to live in more suitable environments for their life situations. These housing alternatives can delay entry into a nursing home. Not only is the cost of maintaining a home cheaper than the financial and emotional cost of moving someone to an institutional setting, providing alternative senior housing fosters the most independence for the elderly population.

New developments for the elderly are being constructed using "universal design" principles so that units can easily be converted for use by disabled persons at some point in the future. This adaptable design accommodates multiple users, both non-disabled and disabled. Adaptable units typically have most of the accessible features that a fixed accessible unit has but allows some items to be omitted or concealed until needed. The design of SLHA's elderly developments incorporates such features as accessible bath with roll in showers, no-step front entrances, wheelchair access, wider interior doors, hallways and stairs 6 inches wider, wood blocking in the bathrooms for grab bars, half inch threshold on doors, and adjustable shower heads. Additionally, facilities are designed to accommodate offices for social service providers to operate programs such as medical screening, or beauty shops to meet some of the services

desired by residents. Meeting rooms, lounge areas and dining rooms are designed to provide and foster socialization. Buildings include electronic card entry systems and closed circuit television systems to enhance security.

SLHA is also designating developments or buildings for particular resident groups (elderly, persons with disabilities) to enhance residents' comfort and ability to socialize. In 2005 HUD approved SLHA's designated housing plan that proposed 195 units (5.3% of the total public housing stock) as elderly-only. Les Chateaux, Senior Living at Renaissance Place and Cahill House are the developments with elderly-only designation. SLHA has also submitted a designated housing plan for the proposed 117 replacement housing units at Senior Living at Cambridge Heights.

SLHA provides or attracts supportive services to increase independence for the elderly or families with disabilities. A new clinic was opened in 2005 at James House in partnership with St. Louis University School of Nursing. A Senior and Disabled Services Committee was formed in 2007 to provide support activities to residents, including a Senior Olympics and other health and wellness activities.

SLHA is improving safety and security in public housing communities by establishing contracts with the City Police Department. This has proven to be an enormous success. There are currently four (4) developments that have such ongoing security contracts.

2. SLHA RESIDENT PARTICIPATION

SLHA Resident Participation in Management

SLHA strives to maintain an open dialogue with residents to keep them informed of strategic plans for the agency. Obtaining resident input is a vital means of understanding their client needs in a meaningful way. SLHA encourages public housing residents to become more involved with management in the following ways:

- Each development has the opportunity to establish a tenant affairs board (TAB) as a forum for residents to raise issues and concerns at their particular developments.
- The president of each development's TAB is invited to participate in the citywide TAB which is the designated by SLHA to provide consultation on housing authority matters
- Two SLHA residents are elected by residents to serve on the SLHA Board of Commissioners to represent the residents' perspective.
- Annual resident meetings are conducted to gather input from residents on issues and concerns.
- Management companies conduct frequent resident meetings to address issues and concerns at each development they manage.
- HUD conducts an annual resident satisfaction survey to gauge how well the housing authority is providing services. This survey and its results are shared with SLHA to improve services and correlate to the Public Housing Annual Assessment (PHAS) score. If an

indicator from the survey results falls under 70% the SLHA has to implement an action plan to improve that indicator.

- SLHA has created a position of ombudsman to act as a liaison between housing management and the residents. The purpose of the ombudsman position is to foster open communication and assist residents with complaints that cannot be resolved through the normal processes.
- Under the Agency Plan submission process, SLHA is required annually to advertise and conduct a public hearing to obtain input on the agency's strategic plans.
- Residents are invited to participate in SLHA's planning process for modernization and development activities from the design concept stage through construction completion.

SLHA Resident Participation in Homeownership

SLHA implemented a voucher homeownership program in March 2003. Forty-nine (49) SLHA resident families have purchased their own homes through this program to date.

Utilizing its HOPE VI grant funding, SLHA has implemented three (3) additional homeownership programs: the Near Southside program with 44 homes, the Blumeyer program with 30 homes and the Cochran program with 20 homes. SLHA residents may use second mortgages or closing cost assistance for financing. Since program implementation, 73 families have purchased their own homes.

3. "TROUBLED" DESIGNATION

SLHA is not designated as "troubled."



Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

BARRIERS TO AFFORDABLE HOUSING

Over the past five years, the City and its partners have worked hard to grow the market for housing in its distressed neighborhoods and address the needs of its low-income population. Although much progress has been made in the past five years, much remains to be done—both in the housing arena and in the array of other factors that affect a family’s housing decisions and abilities. In particular, the need for quality affordable housing among the City’s low and moderate income families remains significant.

Most of the barriers to affordable housing in the City of St. Louis are not imposed by public policies implemented by the local jurisdiction. The main barriers to affordable housing are the aging housing stock and lack of availability of large bedroom units in preferred neighborhoods. Addressing these two issues has been a City priority. A third barrier to affordable housing is the limited number of Housing Choice Vouchers available to supplement rent payments for low-income residents. This subsidy is not provided or administered by the City and is driven by federal funds made available to local housing authorities.

The City of St. Louis has continued to make strides under Mayor Slay’s leadership to streamline the development process, by encouraging preliminary reviews to expedite the permitting process and implementing a “One-Stop Shop” for the issuance of permits. The City has also taken a proactive role in boarding and securing vacant and derelict buildings in order to minimize their impact on the surrounding neighborhood as well as to protect them for future rehab and reuse.

A past perceived barrier to development in St. Louis was considered to be an extensive plan review and permitting process. This has been alleviated through two strategies:

Preliminary Reviews: The building permit review process works more smoothly when the homeowner, contractor, design professional or builder takes the initial time to meet with appropriate City officials. When this occurs, the actual design and permit application can be prepared with an understanding of what is required, and the subsequent permit review is likely to be expeditious. Efforts continue to promote “preliminary reviews” for all but the most routine permits. Both the Building Division and the Cultural Resources Office within the Planning & Urban Design Agency have been successful in leading this effort.

“One-Stop-Shop” for Permits: Dramatic progress has been made in the development of a customer-friendly, rapid turnaround permit processing system. This approach is part of a broader effort to streamline the delivery of services to City residents. The “One Stop Shop” initiative has allowed the Building Division’s staff to improve coordination with other representatives from other City agencies that review building permits, as well as to deliver far faster service to those seeking to invest in the City. . Today, as a result of this initiative, more than 85% of City building permits are issued on the same day that application is made.

The City has also completed the development of a Strategic Land Use Plan that serves as a guide for development City-wide. This Plan provides guidance for those considering investment in the City as to what the City is interested in seeing where. This Plan is an important tool for focusing

resources to address unmet needs in distressed areas in a way that was impossible just a few years ago.

As with all local jurisdictions, zoning and code enforcement have an effect on the development and maintenance of affordable housing.

Zoning

The City is working to update its zoning code to reflect the Strategic Land Use Plan as well as modern planning goals and objectives. The updated zoning code will allow for new construction that is physically complementary to historic structures, rather than standardized design by use group. Overlay and neighborhood-specific zoning and design codes, similar in some respects to historic district codes, should be explored, developed and adopted as appropriate for many more City neighborhoods.

Code Enforcement

Most buildings in the City of St. Louis were built prior to 1940. Since older structures have typically experienced some loss of functional quality and deteriorating physical condition resulting in higher maintenance costs and deficiencies in code compliance, one of the City's ongoing challenges is to promote reinvestment and property maintenance, particularly among absentee owners. Some neighborhoods have been caught in a cycle of disinvestment, with deferred maintenance on some properties leading to drops in property values, which in turn leads to more disinvestment and in the worst cases abandonment, while many more neighborhoods have been "rediscovered" with considerable new construction and rehabilitation activity. The City uses several tools to ensure that the health, safety, and general welfare of its citizens are protected by requiring proper construction and maintenance of buildings within the City. The most prevalent and comprehensive of these is the Housing Conservation District Program, where rental and owner occupied homes are inspected and basic code compliance required every time a unit's occupancy changes. Also, as indicated above, the City's Healthy Home Repair Program helps homeowners make code related repairs—the impact of this program is, however, limited, due to severely constrained funding amounts. Mayor Slay has also established the "Lead Safe St. Louis" initiative to consolidate all lead-related remediation and inspection activities.

The City of St. Louis is constantly working to eliminate barriers to affordable housing and to ensure the development and preservation of housing for all residents, including those with incomes at or below AMI. As indicated above, the most formidable barrier to affordable housing in the City is the lack of funding to subsidize development costs and rents for those whose incomes are not sufficient to pay even the most modest rents.



Homeless Needs (91.205 (b) and 91.215 (c))

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

HOMELESS NEEDS

In general, people become homeless for two primary reasons: mental illness and lack of income. Often these reasons are inextricably linked. Homelessness is a problem throughout the nation.

The number of homeless persons in a city is difficult to quantify. Factors such as weather and fluctuating employment can alter the numbers quickly, and much of the region's homeless population, regardless of place of former residence, gathers in the central city where the vast majority of homeless services in the region are located. St. Louis City is no exception. Nearly 40 percent of the calls to the homeless hotline originate in St. Louis County, rather than in the City of St. Louis.

The independent City of St. Louis, comprising only a small portion of the region's geography and population, is home to the vast majority of the homeless services on the Missouri side of the St. Louis region. Its 910 emergency shelter beds comprise over 80% percent of the shelter beds in this portion of the region, the City's 1,118 transitional beds comprise about 90 percent those available in the region, and the City's 518 permanent supportive housing beds comprise 100 percent of such beds available in this portion of the region. The Missouri Department of Mental Health, through its Shelter Care Plus program, supports an additional 828 permanent supportive housing beds at scattered sites in the St. Louis region but most of these beds are located in the City of St. Louis.

The City's ability to meet the needs of the homeless population also changes based on city revenues and levels of available philanthropy. In 2001 City voters approved a "use tax" and \$5 million of the proceeds of this tax are devoted each year to affordable housing and homeless prevention and service activities. The City's Affordable Housing Commission (AHC) administers funds to numerous shelter providers making up to 165 shelter beds available each night and more than 270 meals served daily. In keeping with HUD's directive to eliminate chronic homelessness, AHC gives priorities for funding to those agencies that can provide services to stabilize clients and move them into transitional or permanent housing as quickly as possible. The problem of homelessness can best be addressed in the long term by the provision of additional supportive housing for low-income people with disabilities and by developing quality affordable housing throughout the region for low-income people without disabilities.

In early 2004 Mayor Slay and St. Louis County Executive Charles Dooley accepted President Bush's challenge with a joint plan. This joint city-county plan for the first time acknowledges that homelessness is a regional problem that must be addressed on a regional basis. Implementing this plan is a major endeavor involving prevention services, emergency shelters, transitional housing and permanent supportive housing. Implementation also involves an extensive mix of public and non-profit organizations, providing a variety of services and producing a variety of supportive housing types.

Homeless Needs

The City of St. Louis Department of Human Services/Homeless Services Division is the lead entity for the St. Louis City Continuum of Care. In this capacity, the Department is responsible for maintaining extensive data on Homeless Needs and Inventory. The data presented below was compiled from the Homeless Services Division's database.

Since 2004 the Continuum of Care has conducted a semi-annual homeless census at emergency shelters, transitional housing facilities, drops in centers and soup kitchens. The censuses are conducted once during the winter and again during the summer. The information compiled from the census shows a 30% decrease in homelessness in the City of St. Louis. During Mayor Slay's administration, the City has increased its permanent supportive housing beds by nearly 100%. This has a direct correlation with the decrease in homelessness.

The Homeless Services Division has identified 586 individuals and 800 families with children as homeless within the jurisdiction, including both sheltered and unsheltered populations. Of these, 238 were identified as chronically homeless. The table below provides data on the Homeless Populations in the City of St. Louis.

Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	184	402	0	586
2. Homeless Families with Children	443	144	213	800
2a. Persons in Homeless with Children Families	0	0	0	0
Total (lines 1 + 2a)	184	402	0	586
Part 2: Homeless Subpopulations				
	Sheltered		Un-sheltered	Total
1. Chronically Homeless	238		20	258
2. Severely Mentally Ill	95		0	95
3. Chronic Substance Abuse	154		0	154
4. Veterans	45		0	45
5. Persons with HIV/AIDS	1		0	1
6. Victims of Domestic Violence	94		0	94
7. Youth (Under 18 years of age)	0		0	0

The following tables (consistent with HUD Table 1A) outline the physical shelter and housing resources available to assist the homeless and formerly-homeless in the City of St. Louis. The tables also show the gaps between those resources and the enumerated needs in the community.

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap
Beds	Emergency Shelters	539	475	64
	Transitional Housing	273	192	81
	Permanent Supportive Housing	203	78	125
	Total	1015	745	270

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap
Beds	Emergency Shelters	520	435	85
	Transitional Housing	758	638	120
	Permanent Supportive Housing	390	124	266
	Total	1668	1197	471

Information regarding the ethnic and racial characteristics of homeless populations in the City of St. Louis is not maintained or readily available.

Serving the homeless population remains a major challenge for the St. Louis region. Too often, service providers are forced to address the problem from a reactive standpoint rather than focusing on prevention. A needs assessment was completed in 2002 by Dr. Polio and associates at Washington University. They observed that the homeless population within the City of St. Louis is largely comprised of minority males that have less than a high school education. In comparison with other cities across the country, the City of St. Louis experiences higher than average rates of homelessness among minorities and veterans.



Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

PRIORITY HOMELESS NEEDS

1. PRIORITY NEEDS

There has been wide recognition over the past five years that a regional approach is needed to address the needs of the homeless. The City of St. Louis has approximately 2,550 homeless beds of various types. Housing Resource Center records, however, continue to show substantial numbers of people whose last address was in a jurisdiction other than the City. While St. Louis County, Jefferson County, and St. Charles County have all contracted with the City of St. Louis to purchase a specific number of beds at city shelters in order to serve respective county residents, numbers have been relatively small.

Some need for more shelter beds exists, although this need is not readily quantifiable. However, new shelter location decisions must be sensitive to avoid impacting any one area with too many shelters. Experience throughout the country has also shown that a larger number of smaller shelters serve clients better than a fewer number of larger shelters. Large numbers of homeless persons discharging into a community at one time are a deterrent to creating a balanced neighborhood. As the St. Louis downtown area finally gains a foothold in creating a 24/7 environment with new residents and City neighborhoods are repopulated with middle-income people who can provide the tax base needed to pay for low-income services, careful placement of social service facilities is essential to ensuring that repopulation momentum continues.

It is not reasonable to expect the City of St. Louis, one small part of the metropolitan region with a population of roughly 350,000, to shoulder the burden of homelessness for a metro area of 2.4 million. In early 2004 Mayor Slay initiated a joint effort to end chronic homelessness in the region with St. Louis County Executive Charles Dooley. This plan, the first such initiative crossing jurisdictional boundaries within the region, should help to engage a significant part of the region in sharing resources to help meet the needs of those who are already or are at risk of becoming homeless. As stated above, implementing this plan is a major endeavor involving prevention services, shelters, transitional housing and permanent supportive housing as well as an extensive mix of public and non-profit organizations, providing a variety of services and producing a variety of supportive housing.

Shelters closing: The combination of a poor economy along with reduced funding has increased the likelihood that shelter beds will close in locations that, unlike the City of St. Louis, do not actively work to support provide funding for homeless services.

Affordable permanent housing needed throughout the region: The Census Bureau indicated that the City of St. Louis lost 18,500 dwelling units during the 1990s, most of which were relatively low rent (although significantly substandard) units. Census data shows that the number of City renter households paying more than 35 percent of their income for housing was 25,200 or 32.4 percent of all renters. While HOME and Affordable Housing Commission as well as Low Income Tax Credit subsidies are available to produce permanent housing, the availability of these subsidies is not nearly sufficient to meet the regional need. In addition, most of the region's affordable housing is concentrated in the City. Mixed-income communities throughout the

region near available jobs have been demonstrated to be a better approach to this problem than concentrating the region's low-income population in one area.

Lack of “Safe Havens”: “Safe Havens” are 24-hour drop-in facilities that are oriented to individuals who cannot or choose not to meet the sometimes rigorous requirements of shelters. These havens are designed to serve the chronically homeless, many of whom suffer from mental illness. Because the 10-year Plan calls for 4 such centers and only one has been established thus far, the Division of Homeless Services views this as a high priority. Although the plan to end chronic homelessness anticipates moving many of those who would use such a haven to permanent supportive housing, experience in other cities has shown that this is a long-term process. Many clients need repeated counseling over a multi-year period to make the decision to change their lifestyles.

Pervasive Client Risk Factors: The Washington University study on homelessness referenced above notes that the homeless often experience multiple problems in combination, making it difficult to escape the shelter system. Several factors have been found to significantly contribute to homelessness: drug abuse (23 percent), lack of employment (19 percent), mental illness (19 percent), family breakdown (16 percent), lack of education (7 percent), lack of life skills (7 percent), lack of affordable housing (5 percent), and lack of support (5 percent). Daily demands of life are clearly hard for the homeless. If these demands are not met it is often impossible to escape the cycle of homelessness. Issues include many things others take for granted, including the following:

- Lack of safe places to store belongings;
- Lack of access to laundry facilities;
- Lack of access to a telephone, including a callback number for prospective employers;
- Low temporary employment wages that provide insufficient income for permanent housing.

2. CHRONIC HOMELESS

The City of St. Louis Division of Homeless Services, through its capacity as the lead agency in the St. Louis Continuum of Care Consortium, has developed the priority homeless needs analysis identified in this plan. As part of this process, high priority is given to those projects benefitting the chronically homeless.



Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

HOMELESS INVENTORY

St. Louis City has adopted a Continuum of Care philosophy to address the problems of homeless families and individuals who are homeless or at risk of being homeless. In fact, St. Louis was the first city in the country to adopt such an approach, well before federal funding sources began to require it. In the mid-1980s, the City received a significant national award for developing and implementing its homeless services consortium. The continuum of care approach fosters significant collaboration among all of the agencies involved in providing the variety of homeless services offered, eliminating duplication and ensuring that those who are homeless or at risk of becoming homeless have access to the range of services they need. The City's Division of Homeless Services contracts with approximately 35 agencies in order to provide services in all aspects of the continuum of care. The Division coordinates services in the City and serves as staff to the homeless services consortium. Consortium policy is set and administered by a "Homeless Services Network Board", a network of St. Louis agencies who meet regularly to ensure the needs of the homeless are being met from comprehensive and area-wide perspectives and that the range of services provided does in fact help those who use the services emerge from homelessness. The board also addresses how to minimize service duplication, so that resources available to address homelessness provide a wide range of services to a homeless population with a wide range of needs. A separate Network Board meets to address homeless issues in St. Louis County.

Major components of the Continuum of Care in St. Louis are outreach/assessment, prevention, emergency shelter, transitional housing, and permanent housing. The following services are provided by the members of the consortium described below.

Outreach/Assessment: Outreach and assessment services include managing calls for service and directing people in need to service providers who can help, as well as actively seeking out homeless people in need of services. Special outreach and assessment programs also exist for specific populations. The following organizations provide outreach and assessment services:

Housing Resource Center ("HRC"): HRC is jointly funded by St. Louis City and St. Louis County and serves approximately 1,500 people a month with a 24 hour crisis hotline and a van based mobile outreach service. Referrals are made based on the situation presented by clients—thus, referrals are made to a wide variety of services. A major HRC function is to provide information to callers about rental options and subsidies. Other functions are aimed at preventing homelessness and include eviction/foreclosure prevention and assistance in providing first month's rent to those who need to move from condemned property or overcrowded accommodations.

A condition of receiving funding from the City and/or County is that service providers must work with HRC. HRC uses the Regional On-Line Service Information Exchange ("ROSIE") operated by Municipal Information Services Inc. (MISI), a local nonprofit that provides technology services to other non-profits. The following table shows calls received by HRC. Because tabulation procedures have changed, it is difficult to compare counts before and after 2001. In addition, some double-counting exists between City and County numbers because the same individuals go back and forth easily between the two jurisdictions.

HRC has instituted many improvements over the past five years. The referral system has increased its calling capacity, and HRC led the effort to introduce socialserve.com. This internet-based service allows landlords to post available housing on an accessible website

Department of Veterans Affairs: This agency serves honorably discharged veterans for at least 30 days, providing intake/assessment services along with counseling, consultant and referral services and residential placement services by contract.

St. Louis Public School System: This organization provides outreach and transportation services for families in the system that are experiencing homelessness through its “Students in Transition” program. Social workers at school sites are responsible for identifying families and referring them to appropriate services. Outreach and intake providers refer clients to the following service agencies depending on the needs of the particular client and, in some cases as described above, provide additional services themselves.

EMERGENCY SHELTERS: Emergency shelters typically have 90 day programs designed to move families towards self-sufficiency. The concept is to use this time to provide families with the services and skills necessary to move them towards transitional and permanent housing. Shelters vary in terms of their client type.

The following agencies provide ESG services.

AGENCY
Almost Home
Bridgeway Counseling
Centenary Cares
Community Alternatives
Covenant House of Missouri
Department of Human Services Direct Homeless Services
Grace and Peace Fellowship
Haven of Grance
Housing Resource Center
Humanitri
Lydia's House
Metro Homeless Services
Municipal Information Systems, Inc.
Our Lady's Inn
Redevelopment Opportunities for Women
Salvation Army - Harbor Light
Second Genesis
Stepping into the Light
St. Martha's Hall
St. Patrick Center
Women's Safe House

TRANSITIONAL HOUSING: This category of housing is designed to help families move from a shelter back into a fully independent situation. The maximum stay at most transitional programs is 24 months. Individuals and families that participate in transitional housing are required to participate in programs that will help to stabilize their overall situation. These programs include but are not limited to: employment training, parenting skills, and violence prevention.

PERMANENT SUPPORTIVE HOUSING: This type of housing is for individuals who need assistance because of their disability, but do not need to be in a traditional institutional setting. Competitive grant funding received from HUD has enabled City, through its partners, to develop new permanent supportive housing, addressing a long-term gap in the continuum of care. The development of additional supportive housing is a major component of the City/County plan to end chronic homelessness. From 2001-2009, 693 total new beds were created, of which 261 were specifically designated for the chronically homeless.

PERMANENT SUPPORTIVE HOUSING BEDS INVENTORY			
AGENCY	GRANT YEAR	TOTAL BEDS	CHRONIC BEDS
Catholic Family Services	2003	6	0
Community Alternatives	2002	52	0
Doorways Delmar		12	0
Doorways Jumpstart	2002	70	0
Doorways Maryland		36	2
Department of Mental Health – Queen of Peace		171	3
Department of Mental Health – Shelter + Care TRA		361	6
Department of Mental Health	2007	50	50
Department of Mental Health – Shelter + Care TRA	2001	77	3
Employment Connection	2005	22	6
MR/DD Resources	2002	30	6
St. Patrick Center (Family)	2002	110	0
St. Patrick (Rosati Center)	2005	56	56
St. Vincent DePaul	2005	30	20
Peter & Paul Services (*Under development)	2007	25	25
Department of Mental Health (*Under development)	2008	30	30
Department of Mental Health (Family) (*Under development)	2008	70	0
Shalom House(*Under development)	2008	30	30
St. Vincent DePaul Project PLUS (*Under development)	2008	35	35
TOTAL BEDS		1273 Beds	272 Beds

OTHER PERMANENT HOUSING: Homeless individuals and families whose homelessness is due to income rather than disability are potential tenants for the affordable housing initiatives discussed in the “Housing Production” section of this Plan as well as for the Housing Authority’s public housing and rental subsidy programs discussed under the “Public Housing”. As additional affordable housing is developed throughout the region the needs of these families can be better addressed. As noted above, available permanent affordable and accessible housing opportunities are listed on HRC’s www.socialserve.com website.

HOMELESSNESS PREVENTION: Four major agencies, including the Urban League, Human Development Corporation, Housing Resource Center, and Adequate Housing for Missourians, contract with the City and others to provide utility payments, and/or rent payments if the agency determines that the client is in danger of homelessness.

SELF-SUFFICIENCY SERVICES: St. Patrick’s Center in downtown St. Louis has long played many vital roles in the homeless community. St. Patrick’s offers nearly twenty programs to carry out a mission emphasizing self-sufficiency and dignity for homeless people or people who are at risk of becoming so, focusing on clients at or below the poverty line and/or with mental disabilities. The Center offers stabilization, education, employment and housing programs, as well as emergency and intake/assessment services.

OTHER PARTNERS AND SERVICES: Countless volunteers across St. Louis work in Church congregations, fraternal organizations and other settings to provide food, toiletries, school supplies and other items for the homeless. The volunteer contribution cannot be measured, but without them many programs could not operate. “What’s Up” magazine advocates for the homeless by raising the public’s awareness of issues and providing opportunities for homeless individuals to become vendors and earn money by selling the magazine, buying each copy for 25 cents and selling it for \$1.00. “What’s Up” was first published in 1999, inspired by similar magazines across the country.



Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

HOMELESS STRATEGIC PLAN

1. HOMELESSNESS STRATEGY

As stated above, St. Louis City has adopted a Continuum of Care philosophy to address the problems of homeless families and individuals who are homeless or at risk of being homeless. The continuum of care approach fosters significant collaboration among all of the agencies involved in providing the variety of homeless services offered, eliminating duplication and ensuring that those who are homeless or at risk of becoming homeless have access to the entire range of services they need. The City's Division of Homeless Services coordinates services in the City and serves as staff to the homeless services consortium. Consortium policy is set and administered by a "Homeless Services Network Board", a network of St. Louis agencies who meet regularly to ensure the needs of the homeless are being met from comprehensive and area-wide perspectives and that the range of services provided does in fact help those who use the services emerge from homelessness. The board also addresses how to minimize service duplication, so that resources available to address homelessness provide a wide range of services to a homeless population with a wide range of needs. A separate Network Board meets to address homeless issues in St. Louis County.

The Division of Homeless Services has developed the following strategies to eradicate homelessness in the City of St. Louis.

- **Continue Implementation of the Ten-Year Plan to End Chronic Homelessness:** In May 2003 the Mayor hosted a Summit on Ending Homelessness—over 150 people who are involved in the region's homelessness problem attended. Attendees included homeless residents, service providers, government officials, business owners, and individuals involved in the judicial system. In March 2004 St. Louis County Executive Dooley joined with the Mayor in issuing a challenge to surrounding counties to address issues of homelessness from a regional perspective by contributing to a ten year plan. Funded in part by a \$25,000 Affordable Housing Commission grant, the plan is intended to serve as a new framework that focuses on persons who have been homeless for one year or more, providing expeditious ways for more people to exit the shelter system and move to transitional or permanent housing, in addition to ensuring that sufficient shelter beds exist. Thus far implementation of the plan has resulted in a 30% decrease in homelessness in the City of St. Louis. The plan may be viewed at <http://stlouis.missouri.org/citygov/mayor/Homeless10yearPlan.pdf>.
- **Continue to Embrace a "Housing First" Philosophy:** Many parts of the country are modifying their shelter care system and moving towards a "housing first" approach. Because it is hard for individuals to concentrate on stabilizing other areas of their lives when they do not have housing, a push should be made to increase the number of beds for transitional and permanent supportive housing. To date, St. Louis has added over 500 beds for permanent supportive housing and transitional housing, with plans for more in the next 24 months.
- **Continue to expand connections to mainstream government services:** The Social Security Administration has employed an initiative to promote its services to the

homeless. Helping individuals at homeless shelters to determine their eligibility for assistance and helping them obtain it, is the kind of work that will be necessary to reduce chronic homelessness. The Homeless Service Division and the Network, need to encourage other state and federal agencies to take this kind of proactive approach.

- **Expand shelter capacity:** Although the homeless services community has adopted a “housing first” philosophy, shelter capacity needs to be expanded to meet current demand. Because focus and funding continues to shift away from shelters towards prevention and housing, the number of shelter beds remains limited.
- **“Safe Haven” shelters:** The City of St. Louis currently has one “safe haven” for its chronically homeless. The Mayor’s 10-year plan calls for the establishment of three more shelters in the next five years.
- **Continue on-going investments in training programs to help staff to better serve the homeless community:** Keeping staff up to date about research and best practices will enable better services to be provided. Training is essential to obtain agency functions at all levels.
- **Maintain service agency leadership professionalism:** Issues sometimes arise between shelter/provider management and funding organizations—many grants, particularly federal grants, have procedures and reporting protocols that require compliance. Shelter/provider directors and their respective boards need to continue to work with the City to define/implement policies that are fair and efficient and ensure continued granting agency compliance. Shelter leaders must recognize their non-discrimination responsibilities and their obligations in providing timely and accurate reports. Some agencies have decided to forego federal funding rather than comply with regulatory requirements.
- **Place more emphasis on prevention:** The easiest way to prevent homelessness may be finding the rent or utility money to keep a family where they are. The challenge is to coordinate these small grants so that agencies are not played off against each other by individuals seeking more than their share of assistance. In light of the current economic situation, foreclosure prevention has increased in importance as more and more families are losing jobs and homes. The City’s Healthy Home Repair Loan and Emergency Repair Grant programs should also continue to contribute to the prevention of homelessness.
- **Expand Transitional and Permanent Supportive Housing:** Progress is being made in building more transitional and permanent supportive housing, but more such housing is needed, equitably distributed in jurisdictions throughout the region. Additionally, the City has a net loss of beds in the last several years as some shelters have closed.

2. CHRONIC HOMELESSNESS

In August of 2005 the City of St. Louis and St. Louis County jointly created a Ten Year Plan to End Chronic Homelessness. The City's 10-Year Plan to End Chronic Homelessness may be accessed online at <http://stlouis.missouri.org/citygov/mayor/Homeless10yearPlan.pdf>.

Since the release of the 10-Year Plan to End Chronic Homelessness, the City has made tremendous efforts to reduce the number of persons experiencing chronic homelessness. Prior to 2001, there were only 11 units of permanent supportive housing existed within the continuum of care specifically for chronically homeless persons. From 2001-2009, 693 total new beds were created, of which 261 were specifically designated for the chronically homeless.

PERMANENT SUPPORTIVE HOUSING BEDS INVENTORY			
AGENCY	GRANT YEAR	TOTAL BEDS	CHRONIC BEDS
Catholic Family Services	2003	6	0
Community Alternatives	2002	52	0
Doorways Delmar		12	0
Doorways Jumpstart	2002	70	0
Doorways Maryland		36	2
Department of Mental Health – Queen of Peace		171	3
Department of Mental Health – Shelter + Care TRA		361	6
Department of Mental Health	2007	50	50
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Employment Connection	2005	22	6
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Peter & Paul Services (*Under development)	2007	25	25
Department of Mental Health (*Under development)	2008	30	30
Department of Mental Health (Family) (*Under development)	2008	70	0
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St. Vincent DePaul Project PLUS (*Under development)	2008	35	35
TOTAL BEDS		1273 Beds	272 Beds

The plan calls for four safe havens. There is one safe haven in operation, and the City has received funding to establish a second safe haven. The safe havens are low demand access points for chronically homeless persons. The safe havens are equipped with washers, dryers and showers and are staffed by case managers. They are entry points for those persons with extended periods of homelessness. The City will request funding from HUD in November 2009 for the third safe haven.

3. HOMELESSNESS PREVENTION

The Housing Resource Center (HRC), under contract with the Department of Human Services and the Community Development Administration, provides a centralized comprehensive housing database to assist families living in the City of St. Louis who are homeless or at risk of homelessness. The goal of HRC is to prevent homelessness by solving tenancy problems, linking families to suitable housing units, and assisting people with a long-term plan for stability. In cases where prevention is not possible, emergency and stabilization assistance is offered to families in need. Other services offered by the Housing Resource Center are:

- Intake and assessment of needs
- Emergency shelter placement
- Crisis intervention
- Eviction prevention
- Relocation from condemned properties
- Relocation from overcrowded housing
- Relocation from emergency shelters
- Financial assistance and follow-up
- Project Welcome Home
- Action (Mobile) Outreach for people living in the streets
- Free rental service website at www.socialserve.com (Affordable Housing)

In addition to the Housing Resource Center, the Department of Human Services contracts with the Urban League and the Human Development Corporation to provide prevention services in the form of rent, utility and mortgage assistance. In addition, over \$1 million in Affordable Housing Trust funds are spent each year on programs that address the problems of the homeless.

4. INSTITUTIONAL STRUCTURE

The St. Louis City Continuum of Care (CoC) system is one of the oldest Continuum of Care planning entities in the United States, having been formed in 1985. The City of St. Louis Department of Human Services/Homeless Services Division is the lead entity for the St. Louis City Continuum of Care. As administrator of federal, state and local funds, the Homeless Services Division provides a comprehensive approach in responding to the diverse needs of homeless individuals and families. This comprehensive approach ensures an efficient mechanism for funding the most effective programs, reducing duplication of services and increasing innovative program design.

The Department of Human Services (Homeless Services Division) provides funding to over 30 organizations that assist the homeless population in St. Louis with an array of services. The services include emergency shelter, transitional and permanent housing, counseling for substance abuse, therapy, food, clothing, day care, basic education, legal services, and job training/placement.

The Homeless Services Division is also responsible for the development, coordination, and monitoring of new and existing service programs that meet the needs of homeless and/or at-risk populations. The division negotiates contracts with social service agencies to deliver homeless services.

The St. Louis CoC is a collaboration of 75 organizations consisting of health and human service professionals, advocates, government officials, representatives from nonprofit agencies, mainstream providers, businesses and homeless clients from the metropolitan area. The St. Louis City CoC meets monthly to develop short and long-range strategic plans to end homelessness, coordinate services, and share information/resources regarding mainstream services.

Each year as the City emphasizes permanent housing solutions for the chronically homeless, the Homeless Services Division focuses on the group of people who are most entrenched in a cycle of homelessness. A “housing first” approach combined with mental and other health care components is the best method to assist the homeless in achieving the greatest possible degree of self-sufficiency. This approach addresses the needs of the chronic homeless as well as the fastest growing population of homeless, single mothers who are disabled due to mental illness, chronic substance abuse or both. As the City increases its focus in this area, however, there remains the need to provide emergency shelters and other resources for persons who are currently homeless or who will become homeless before sufficient numbers of permanent housing units can be completed. Potential obstacles are limits of funding and other resources, as well as the “NIMBY” syndrome. It can be difficult to find locations where neighbors do not object to housing for people with mental disabilities and drug addiction.

5. DISCHARGE COORDINATION POLICY

Ex-offenders from state correctional facilities often come to the City and County with little in the way of preparation to re-enter society safely and in many cases with nothing to sustain them. It therefore comes as no surprise that 32% of those committed to Missouri’s prison system were returning parole violators who failed to transition successfully and were returned to confinement. While the definitive effect of discharge policies on the problem of homelessness cannot be determined, in FY 2003, 3,059 men and 365 women were released to the City and County where they originated. These figures represent a mix of parolees: those who maxed out their time and those who completed sentences that were initially suspended. It is further believed that an additional portion of the total 17,545 individuals released from Missouri correctional facilities in 2003 ended up in the City of St. Louis, as they had nowhere to go but an emergency shelter. To its credit, the Missouri Department of Corrections recognized this problem and implemented the “Services and Violent Offender Re-Entry Initiative” (also known in Missouri as “Project Connect”) and the State provided \$1,000,000 for a pilot program in 2007. William Siedhoff,

Director of the City's Department of Human Services, serves on the statewide steering team for this program.

As for discharge from other facilities, the City's network routinely collaborates with representatives of Veterans' Hospital and local mental health institutions to identify persons who need housing assistance.

Project Re-Connect, a program that provides services to men and women who have been released after serving their full prison sentences, has proven to be an effective way to both reduce crime and end chronic homelessness.

The project, funded through a \$1 million State of Missouri appropriation Mayor Slay secured in 2006, is part of the 10-Year Plan to End Chronic Homelessness, which was released in August 2005 by Mayor Slay and County Executive Charlie Dooley. While calling for a number of measures to address homelessness, one area of emphasis involved the re-entry of ex-offenders from prison.

It was determined that a high percentage of ex-offenders were among the homeless population on the streets of the City and residing in homeless shelters. This was particularly true for those released from state correctional facilities who had served their entire sentences with no time off for good behavior.

Many of these men and women have no place to live and possessed few resources to support themselves. Many ended up homeless or in emergency shelters. In too many cases, these individuals returned to a life of crime and ended up back in prison presenting both a public safety issue to City residents and a drain on local and state resources.

Of the 221 Project Re-Connect participants, only six individuals have re-offended (arrested on criminal charges), a 2% rate. Among those not participating, 140 have re-offended; a rate of 23.8%.

Funding for the innovative program was awarded to the Center for Women in Transition (CWIT), a local agency with an excellent track record in the provision of services to ex-offenders. Services offered include mental health/substance abuse treatment, rental assistance, employment assistance, job training and other services that are vital to ex-offenders in transitioning successfully and becoming productive citizens in the community.

Due to the success of Project Reconnect, The Center for Women in Transition was awarded a one year extension.



Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

EMERGENCY SHELTER GRANT

Not Applicable (States only)



Community Development (91.215 (e))

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

COMMUNITY DEVELOPMENT

1. PRIORITY COMMUNITY DEVELOPMENT NEEDS

For the past nine years, Community Development Block Grant funding has decreased or remained virtually flat. The result of this downward trend is that funding in recent years for some public service programs was eliminated, while there were also fewer funds available for housing and economic development activities.

The following table indicates the City of St. Louis's priority non-housing Community Development needs for the 2010-2014 program years. The needs identified in the table are all considered high as they are to be funded in the upcoming program years.

ECONOMIC DEVELOPMENT	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Rehab Commercial/Industrial Buildings	14E	08-Businesses	10
	Other Commercial/Industrial Impr.	17D	08-Businesses	250
	Direct Financial Assistance to For-Profits	18A	13-Jobs	50
	Planned Repayment of Section 108 Loans	19F	N/A	N/A

NEIGHBORHOOD REVITALIZATION	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Public Services	05	01-People	219,874
	Public Services	05	04-Households	100
	Senior Services	05A	01-People	1,075
	Youth Services	05D	01-People	3,950

CAPACITY BUILDING	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Public Services	05	01-People	16,030
	Youth Services	05D	01-People	2,705
	Child Care Services	05L	01-People	160
	Fair Housing Services	05J	01-People	280
	Health Services	05M	01-People	1,200
	Rehab Administration	14H	N/A	N/A

	Non-Profit Organization Capacity Building	19C	09-Organizations	23
	Planning	20	N/A	N/A
	General Program Administration	21A	N/A	N/A

Community Development Objectives:

CDBG Non-Profit Organization – Capacity Building

The primary objectives associated with CDBG Non-Profit Organization – Capacity Building include supporting development, expanding and implementing effective Management Assistance support and reducing the number of problem and nuisance properties in targeted neighborhoods with CDBG funds. The city will continue its support of Community Based Development Organizations (CBDO's) through 2014. The number of CBDO organizations funded through the CDBG program has remained stable in recent years and is expected to stay so for the next five years.

It is anticipated that local community development corporations (CDC's) will carry out activities designed to improve housing or public facilities within their service areas. These non-profit corporations are community based, with a defined geographic service area.

The Management Assistance Program began in 1991 as a pilot intended to help stabilize properties in neighborhoods with large numbers of absentee-owned rental properties. The program provided management, advertising, tenant screening, and funds for repair of low-moderate income rental units. Initially operating in south/central areas of the City, the program expanded in 2004 to northern areas of the City where the emphasis was on eliminating problem properties through enforcement of local laws and ordinances. The city will continue to fund part of this program with CDBG funds and will request additional funding from the Affordable Housing Commission in order to fully fund the program.

Public Services

The primary strategies associated with Public Services are aimed at achieving family self-sufficiency by assisting organizations in providing public supportive services for youth, seniors and low and moderate income individuals. Services include recreational activities, community education, senior meals-on-wheels, after-school programs, adult and child day care services, youth employment training and health care through the use of CDBG funds. During the next five years the City will continue to promote family self-sufficiency by aiding public supportive service activities.

Economic Development

The primary objectives associated with Economic Development initiatives are to provide assistance/incentives to retain and attract for-profit, retail businesses and micro-enterprises to the City, to provide jobs to low- and moderate-income persons, and to encourage historic

preservation and rehabilitation of business properties through the use of CDBG funds. The City will continue programs to provide assistance/incentives to retain/attract businesses to the City.

Economic development activities in 2010 will continue to emphasize the creation and retention of jobs within the City of St. Louis. These jobs are created through the Business Development Support Program operated by the St. Louis Local Development Company. Most loans are made to for-profit businesses at slightly below market rates. The primary requirement for participation in this program is new job creation or retention.

The Neighborhood Commercial District program, operated by the St. Louis Development Corporation, will encourage stabilization and redevelopment activities in 33 neighborhood commercial districts. It will provide funds for the installation of site improvements, curbs, sidewalks, trees, and façade improvements to businesses within the commercial districts.

In 2004 the City began assembling property for the North Riverfront Business Corridor that will benefit low/moderate income persons through job creation and retention. The City obtained a commitment of \$2,000,000 in Greater St. Louis Regional Empowerment Zone grant funds for this purpose. A local lending institution committed to loan \$6,000,000 to the Land Development Fund with a portion of this amount available for land purchases within the North Riverfront Business Corridor. In order to meet credit requirements for the proposed transaction, the City pledged CDBG funds as a back-up source for the loan repayment, subject to the annual appropriation of CDBG funds and their award to the City. The City's guarantee is required by the lender for the term of the loan, up to five years, to provide additional security in the event that land sale proceeds are insufficient to repay the loan and has been extended. The City does not in fact anticipate the need to utilize CDBG funds to repay the loan but CDBG funds, in the amount of \$1,000,000, will nevertheless be available for this purpose. If the CDBG funds were to be utilized, SLDC would be able to board up fewer buildings, maintain fewer lots, and make fewer loans to assist businesses in locating or remaining in the City. The City previously requested and received an exception to the provisions of 24 CFR 570.200(h)(1)(v) and (vi) in relation to permitting reimbursement for pre-award costs incurred for up to two years before the effective date of the grant period. This exception was renewed in January, 2006 and in May, 2007. The requested exception has been extended through Fiscal Year 2013.

In the next five years the City may use a lump sum drawdown procedure to establish a rehabilitation fund in one or more private financial institutions for the purpose of financing eligible rehabilitation activities. These activities may include rehabilitation activities carried out through CDA's housing production program. The rehabilitation fund may be used to finance the rehabilitation of privately owned properties eligible under the general policies in 24 CFR 570.200 and the specific provisions of either 24 CFR 570.202 or 24 CFR 570.203. The primary purpose in establishing the lump sum drawdown procedure is to provide for a more expedient and orderly payment to contractors carrying out housing production activities. Any lump sum agreements entered into with private financial institutions will comply with requirements set forth in 24 CFR 570.513 and copies of all such agreements will be provided to HUD upon execution of the agreements. CDA will review the level of program activity on a yearly basis to ensure that funds are being utilized as anticipated and that undue funds do not remain unspent in financial institutions participating in the program.

The City may also utilize float loan financing to undertake housing or economic development activities. This financing mechanism would allow the City to fund eligible CDBG activities using funds that were initially programmed for one or more other activities that do not require funds immediately. These funds can be used on a temporary basis to fund other activities that normally could not be undertaken within the same program year. Activities undertaken with float loan financing will be subject to the same pertinent laws, regulations and rules as other CDBG-assisted activities. The float loan funded activities will be expected to generate a sufficient level of program income within an established time frame to enable the City to carry out all the activities that were initially programmed. However, if funds are not repaid as scheduled, some housing production activities might have to be delayed until subsequent program years. The City anticipates requiring any recipient of a float-financed activity to secure an unconditional and irrevocable line-of-credit payable to the City that may be drawn upon in cases where repayments are delayed.

The City may use CDBG or HOME funds to guarantee in whole or in part construction loans from private financial institutions in order to maintain momentum in rehabilitation and new construction of affordable housing and to eliminate slums and blight. Because only construction financing will be eligible for such a program, it is not anticipated that other projects requiring permanent gap financing will be delayed. On the contrary, it is expected that the judicious use of loan guarantees if needed should enable projects otherwise languishing to be begun, completed and placed in service.

Below is a complete list of non-housing Community Development needs for the 2010-2014 program years.

Acquisition of Real Property

Public Facilities and Improvements

Public Facilities and Improvements (General)

Senior Centers

Homeless Facilities

Neighborhood Facilities

Parks and Recreational Facilities

Parking Facilities

Water and Sewer Improvements

Street Improvements

Tree Planting

Health Facilities

Asbestos Removal

Operating Costs of Homeless/AIDS Patients Programs

Clearance and Demolition

Public Services

Public Services (General)

Senior Services

Handicapped Services

Youth Services

Battered and Abused Spouses

- Employment Training
- Crime Awareness
- Fair Housing Activities
- Child Care Services
- Health Services
- Subsistence Payments
- Homeownership Assistance
- Rental Housing Subsidies
- Interim Assistance
- Relocation
- Removal of Architectural Barriers
- Construction of Housing
- Direct Homeownership Assistance
- Rehab
 - Rehab; Single-Unit Residential
 - Rehab; Multi-Unit Residential
 - Public Housing Modernization
 - Rehab; Publicly or Privately-Owned Commercial/Industrial Buildings
 - Acquisition for Rehabilitation
 - Rehab Administration
 - Lead-Based/Lead Hazard Test/Abatement
- Non-Residential Historic Preservation
- Commercial/Industrial Improvements
 - Commercial/Industrial Infrastructure Development
 - Commercial/Industrial Building Acquisition, Construction, Rehabilitation
 - Other Commercial/Industrial Improvements
- Economic Development
 - Direct Financial Assistance to For-Profits
 - Microenterprise Assistance
- Planning and Administration
 - HOME Admin/Planning Costs of PJ
 - CDBG Non-profit Organization Capacity Building
 - Planned Repayment of Section 108 Loan Principal
 - Planning
 - General Program Administration
 - HOPWA Grantee Administration

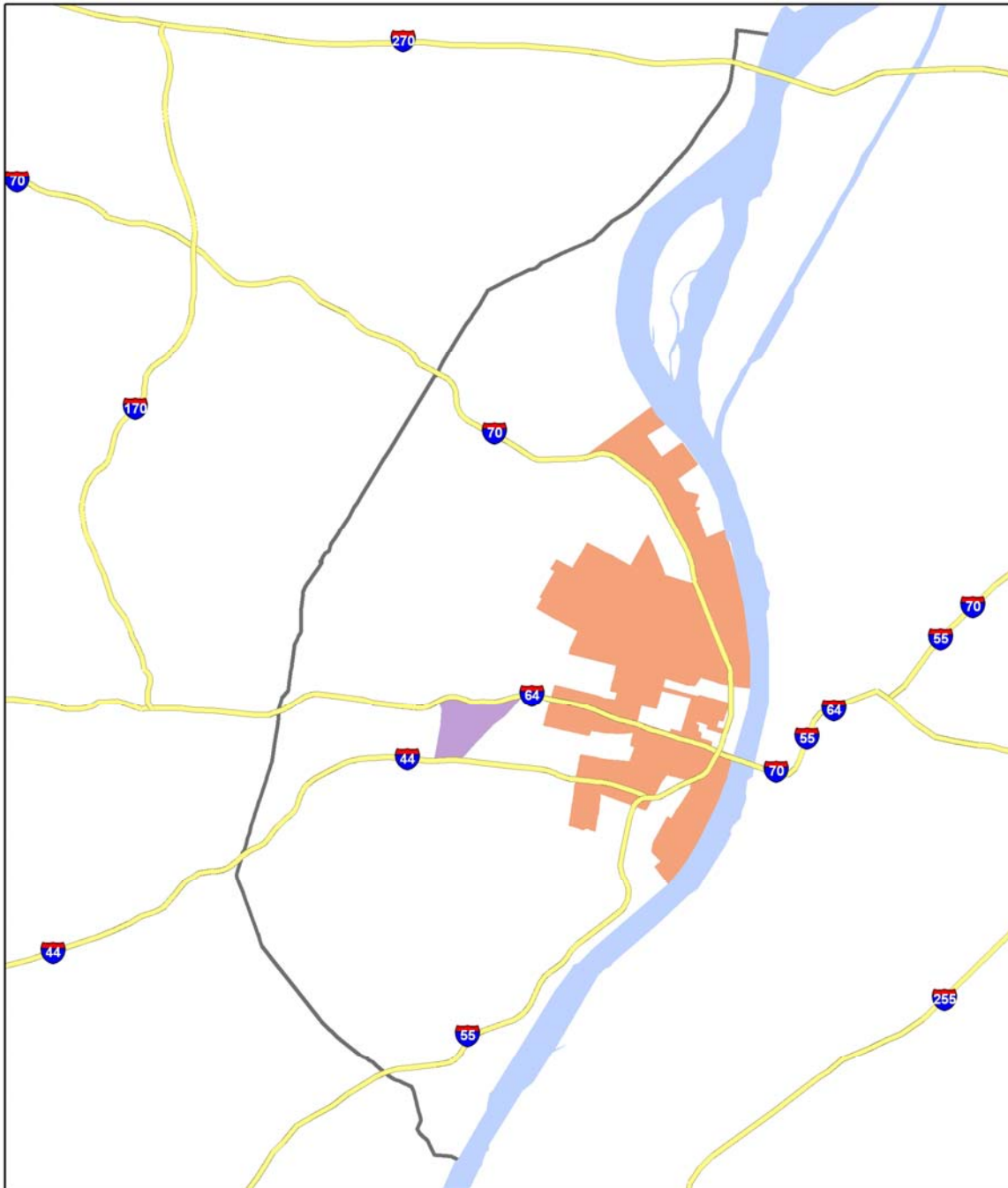
Neighborhood Revitalization Strategy Areas:



Consistent with other priority Community Development Needs, the City of St. Louis has identified two areas as Neighborhood Revitalization Strategy Areas (NRSA), so that these initiatives can be more clearly focused and directed toward key target neighborhoods of the City where needs are most clearly defined. All of these locations possess the required 70% or greater low-and moderate-income population as follows.

Neighborhood Revitalization Strategy Area	Block Groups	Percent LMI Population*
St. Louis Empowerment Zone and Empowerment Zone Developable Sites	1085.2 (partial), 1096.1 (partial), 1097.1 (partial), 1097.2 (partial), 1097.3 (partial), 1104.1, 1104.2, 1104.3, 1104.4, 1114.1, 1114.2, 1114.3, 1114.4, 1115.1, 1115.2, 1184.1, 1201.1, 1201.2, 1202.1, 1202.2, 1202.3, 1203.1, 1203.2, 1203.3, 1203.4, 1212.1, 1212.2, 1212.3, 1212.4, 1213.1, 1213.2, 1214.1, 1222.1, 1222.2, 1222.3, 1224.1, 1224.2, 1224.3, 1224.4, 1231.1, 1231.2, 1231.3, 1231.4, 1231.5, 1232.1, 1232.2, 1232.3, 1235.1, 1235.2, 1235.3, 1255.1 (partial), 1255.2 (partial), 1256.1 (partial), 1256.2 (partial), 1256.3 (partial), 1257.1, 1257.2, 1257.3, 1257.4, 1266.1, 1266.2, 1266.3, 1266.4, 1266.5, 1266.6, 1266.7, 1267.1 (partial), 1267.3 (partial)	Approximately 79.2%
Forest Park Southeast Neighborhood	1171.4 (partial), 1181.1 (partial), 1181.2, 1181.3, 1186.2 (partial), 1186.3, 1186.4	Approximately 74.7%

* The St. Louis City Neighborhood Revitalization Strategy Areas are defined by boundaries other than block groups. LMI data is available from HUD at the block group level. Therefore, the LMI percentages given are estimates.

Neighborhood Revitalization Strategy Areas



-  Empowerment Zone/Developable Sites NRSA
-  Forest Park Southeast NRSA

2. BASIS FOR ASSIGNING PRIORITIES

Acquisition of Real Property

Site Assembly and Preparation: A number of the City's neighborhoods have wide expanses of vacant property and derelict buildings, only some of which are owned by the City. In order for these areas to be successfully redeveloped, funding for assembly of the privately owned property and preparation of the sites is needed. Neighborhood residents who have "held on" for years in declining neighborhoods are eager to see these properties developed.

Public Facilities and Improvements

Neighborhood Streetscape Improvements: In many parts of the City, public sidewalks and streetscapes are less than attractive. Improving these areas is essential to attracting new residents and businesses.

Water/Sewer Improvements: The Metropolitan Sewer District projects a five year capital improvement plan for the City in the amount of \$382,000,000.

Street Improvements: The City has approximately 22 million square yards of street surface, with an average life of 20 years. In addition, the City has some 1,200 miles of alleys; at least one quarter of them are estimated to be in serious need of repair. Similarly, the City's sidewalks and streetscapes are in serious disrepair in many neighborhoods—the City has approximately 2,200 miles of sidewalk.

Clearance and Demolition

Demolition of Hazardous Structures/Board-Up of Structures for Rehab: The City has a large number of vacant and vandalized structures. Approximately 5% of the total 137,000 housing units older than 40 years are believed to be in need of demolition, while an additional 5% can be boarded and secured and preserved for rehabilitation.

Public Services

Crime, Problem Property and Nuisance Prevention/Prosecution: Many City neighborhoods suffer from privately owned "problem properties" that drag down property values and increase crime and in general make the neighborhood an undesirable place to live. Many neighborhoods are also plagued by "nuisance" behavior problems that destroy a neighborhood's quality of life. Additional funding is needed to continue and expand the City's efforts to address these problems.

Construction of Housing

New Residential Construction Support: As indicated above, site preparation and assembly funding is needed to ready sites for new housing construction. In addition, other subsidies are needed to fill the gap between the cost of development and the market values of the new homes.

Rehab

Historic Preservation: Approximately 137,000 housing units in the City are over 50 years old and qualify as historic, although many of these structures have not been formally listed on the National Register, either individually or as contributing to a district. We assume that at least 10% of these are in need of substantial rehabilitation.

Non-Residential Historic Preservation

Historic Preservation and Rehab—Business Property: It is estimated that the City has at least 250 historic buildings that are in need of substantial rehab.

Commercial/Industrial Improvements

Business site assembly/preparation: The City needs approximately 1,000 acres of new business parks to retain existing businesses and attract new businesses.

Economic Development

Neighborhood Retail Development: Most City neighborhoods have few retail services. In order to give these neighborhoods an acceptable quality of life, new retail services must be attracted. Incentives are needed to entice retailers to make investments in these untested markets. Funding for this purpose is accounted for in the “Economic Development” section below.

Retail Business Assistance: Most City neighborhoods have few retail services. In order to give these neighborhoods an acceptable quality of life, new retail services must be attracted. Incentives are needed to entice retailers to make investments in these untested markets. In addition, incentives are needed to attract street level retail back to downtown.

Planning and Administration

CBDO Support: In many City neighborhoods, neighborhood-based housing corporations play an important housing development role, particularly in affordable housing development. In other City neighborhoods, these corporations foster neighborhood improvement by attracting private development and marketing existing housing stock. Funds are needed to augment the activities of these corporations.

3. OBSTACLES TO MEETING UNDERSERVED NEEDS

The challenges faced by different neighborhood service providers vary depending upon the organization. Neighborhood and community based organizations range from those with long histories and wide community support to newer, smaller, less established groups. Police and Fire services have benefited from bond issue support as well as relatively large local budgets and some increase in national funding support, such as through the Department of Homeland Security. The libraries have done well in comparison with those in many other communities and have a dedicated funding source. The Board of Education, however, continues to struggle to meet the education needs of the City’s school-age population, has been forced to close many schools due to the decline in the school population and the condition of its facilities, and has found it difficult to achieve public consensus on how to tackle the issues it faces.

The City of St. Louis features an extensive system of parks and recreation facilities. Over the years the City of St. Louis has made accessible urban green space a priority resulting in one of the finest urban parks systems in the country. The St. Louis Department of Parks, Recreation, and Forestry maintains 105 neighborhood parks that offer active sports opportunities such as baseball, soccer and rugby. Passive recreation such as walking, fishing

and family/company outings are frequent activities in the parks. Some of the parks' amenities include swimming pools, playgrounds, golf courses, bicycle paths and a skating rink. The parks serve as anchors and gathering places for the many neighborhoods in which they are located. The City's challenge is in securing the resources to adequately maintain and renovate this large complex of parks and recreation centers.

The ability of the Street Department to provide comprehensive upgrading of streets and alleys is largely impacted by lack of funding and the need to stretch scarce dollars over a sizeable, aging street system. The State of Missouri has responsibility for maintaining 32 miles of roads, street lighting and 107 traffic signals, which does provide some help in coordinating improvements for major arterials in the City. The Street Department also has the challenge of improving the traffic flow. State and federal funding has allowed some traffic signals to be installed and synchronized on some major arterials, but most traffic lights continue to be on traditional timer systems. The public transit system, Metro, has struggled with financial concerns in recent years as ridership has decreased, deficits increased and services cut back.

Since 1831 the City's Department of Public Utilities, Water Division, has supplied the City of St. Louis with potable water. Water is also provided on a wholesale basis to surrounding communities and water companies. The Water Division provides over 50 billion gallons of water annually. St. Louis' water meets state and federal standards and has never violated a quality regulation in 98 years of testing. The Water Division has proactively replaced 1,241 miles of water mains ranging in size from 4 inches up to 84 inches. The Department is responsible for approximately 17,000 fire hydrants and 82,000 water valves in the City.

St. Louis' drinking water comes from two water treatment plants: the Howard Bend Plant on the Missouri River and the Chain of Rocks Plant on the Mississippi River below the confluence of the Missouri River, although the bulk of the water processed here is Missouri River water because the rivers have not fully mixed at this point. These two plants produce 150 million gallons of water each day.

The Water Division is financed through user charges. Rates are billed at a flat or metered rate. St. Charles, St. Peters, St. Louis County, and Missouri American Water Company are all buyers of City water. This market is important to the Water Division and accounts for 8 percent of the total water output. Since 1989, water service lines have been owned and maintained by the property owner. The Water Division coordinates the Service Line Insurance Program, which covers all repairs on a service line from the main line to the stop box. This has been a very successful program, and other municipalities and St. Louis County now offer similar policies.

The Water Division continues to meet changing water quality standards. Security measures have increased since the 9-11 terrorist attacks. Concerns include keeping the water safe from poisoning and service disruptions. Drawing water from the Missouri and Mississippi Rivers presents some major challenges. The water temperature ranges from 32 to 90 degrees resulting in changes in water density and treatment methods. For every 10 degrees Fahrenheit decline, double the chemical treatment is needed. River water also experiences a wide variation in turbidity and water hardness. Additional steps are taken in the spring to remove

extra sediment and particles found in the water. Although St. Louis experiences below average line breaks per 100 miles of main line, there are still some line segments dating back 160 years and the Division is continually updating lines.

4. SPECIFIC LONG- AND SHORT-TERM OBJECTIVES

See Needs Table on Following Pages

Jurisdiction	Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities										Cumulative	% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source		
					Year 1					Year 2											Year 3	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		
Public Facilities and Improvements	01 Acquisition of Real Property 570.201(6)	\$4,458,133	\$0	\$4,458,133	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	02 Operation 570.201(10)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03 Public Facilities and Improvements (General) 570.201(6)	\$4,186,287	\$0	\$4,186,287	\$120,000		\$0		\$0		\$0		\$0		\$0		\$0					
	03A Senior Centers 570.201(6)	\$502,315	\$0	\$502,315	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03B Neighborhood Centers 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03C Youth Centers 570.201(6)	\$1,242,137	\$0	\$1,242,137	\$299,500		\$0		\$0		\$0		\$0		\$0		\$0					
	03D Neighborhood Facilities 570.201(6)	\$230,131	\$0	\$230,131	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03E Parks, Recreation Facilities 570.201(6)	\$154,000	\$0	\$154,000	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03F Sports Facilities 570.201(6)	\$247,440	\$0	\$247,440	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03G Solid Waste Disposal Improvements 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03H Food Waste Improvements 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03I Water/Wastewater Improvements 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03J Solid Improvements 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03K Sewerage 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03L Child Care Centers 570.201(6)	\$682,138	\$0	\$682,138	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03M Tree Planting 570.201(6)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03N Access and Handicap Children Facilities 570.201(6)	\$797,500	\$0	\$797,500	\$62,500		\$0		\$0		\$0		\$0		\$0		\$0					
	03O Access (General) 570.201(6)	\$49,407	\$0	\$49,407	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	03P Facilities for AIDS Patients (not operating costs) 570.201(6)	\$5,671,996	\$0	\$5,671,996	\$519,500		\$0		\$0		\$0		\$0		\$0		\$0					
	03T Operating Costs of Improvements Programs	\$1,741,536	\$0	\$1,741,536	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	Public Services	04A Cleanup and Demolition 570.201(1)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
		05 Public Services (General) 570.201(8)	\$10,556,491	\$0	\$10,556,491	\$1,581,500		\$0		\$0		\$0		\$0		\$0		\$0				
		05A Police Services 570.201(8)	\$1,581,500	\$0	\$1,581,500	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
		05B Fire Services 570.201(8)	\$930,833	\$0	\$930,833	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
		05C Local Services 570.201(8)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
		05D Youth Services 570.201(8)	\$3,059,363	\$0	\$3,059,363	\$530,000		\$0		\$0		\$0		\$0		\$0		\$0				
		05E Transportation Services 570.201(8)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
		05F Substance Abuse Services 570.201(8)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0				
05G Behavior and Abuse Services 570.201(8)		\$103,703	\$0	\$103,703	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05H Employment Training 570.201(8)		\$1,082,036	\$0	\$1,082,036	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05I Crime Abuse Services 570.201(8)		\$2,000,000	\$0	\$2,000,000	\$40,000		\$0		\$0		\$0		\$0		\$0		\$0					
05J Law Enforcement Services 570.201(8)		\$2,000,000	\$0	\$2,000,000	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05K Law Enforcement Services 570.201(8)		\$492,091	\$0	\$492,091	\$49,000		\$0		\$0		\$0		\$0		\$0		\$0					
05L Child Care Services 570.201(8)		\$797,599	\$0	\$797,599	\$45,000		\$0		\$0		\$0		\$0		\$0		\$0					
05M Health Services 570.201(8)		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05N Assisted and Handicap Children 570.201(8)		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05O Mental Health Services 570.201(8)		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05P Screening for Lead-Based Paint and Home Inspection 570.201(8)		\$8,431,109	\$0	\$8,431,109	\$100,000		\$0		\$0		\$0		\$0		\$0		\$0					
05Q Solidification Assistance (not direct) 570.204		\$332,167	\$0	\$332,167	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05R Solidification Assistance (not direct) 570.204		\$5,797,490	\$0	\$5,797,490	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05S Mental Health Services (not direct) 570.204		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
05T Facility Expenses (if HOME, not part of 5% Admin. c		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
06 Interim Assistance 570.201(10)		\$3,317,293	\$0	\$3,317,293	\$700,000		\$0		\$0		\$0		\$0		\$0		\$0					
07 Urban Renewal Completion 570.201(10)		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
08 Urban Renewal Completion 570.201(10)		\$3,318,987	\$0	\$3,318,987	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
09 Low of Real Estate Income 570.201(10)		\$51,370	\$0	\$51,370	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
10 Real Estate Income 570.201(10)		\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
11 Private/Owned Utilities 570.201(10)		\$8,232,275	\$0	\$8,232,275	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
12 Construction of Housing 570.201(10)	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0						
Public Facilities and Improvements	13 Direct Homeownership Assistance 570.201(6)	\$3,389,419	\$0	\$3,389,419	\$7,907,303		\$0		\$0		\$0		\$0		\$0		\$0					
	14A Single-Family Homeownership Assistance 570.202	\$28,537,328	\$0	\$28,537,328	\$2,100,000		\$0		\$0		\$0		\$0		\$0		\$0					
	14B Multi-Family Homeownership Assistance 570.202	\$6,637,440	\$0	\$6,637,440	\$2,100,000		\$0		\$0		\$0		\$0		\$0		\$0					
	14C Public Housing Modernization 570.202	\$1,100,000	\$0	\$1,100,000	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14D Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14E Public Housing Modernization 570.202	\$164,610	\$0	\$164,610	\$25,000		\$0		\$0		\$0		\$0		\$0		\$0					
	14F Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14G Public Housing Modernization 570.202	\$3,393,165	\$0	\$3,393,165	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14H Public Housing Modernization 570.202	\$6,862,744	\$0	\$6,862,744	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14I Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14J Public Housing Modernization 570.202	\$5,500,000	\$0	\$5,500,000	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14K Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14L Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14M Public Housing Modernization 570.202	\$65,586	\$0	\$65,586	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14N Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14O Public Housing Modernization 570.202	\$3,756,240	\$0	\$3,756,240	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14P Public Housing Modernization 570.202	\$367,065	\$0	\$367,065	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14Q Public Housing Modernization 570.202	\$9,859,636	\$0	\$9,859,636	\$1,750,000		\$0		\$0		\$0		\$0		\$0		\$0					
	14R Public Housing Modernization 570.202	\$9,297,031	\$0	\$9,297,031	\$850,000		\$0		\$0		\$0		\$0		\$0		\$0					
	14S Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14T Public Housing Modernization 570.202	\$0	\$0	\$0	\$0		\$0		\$0		\$0		\$0		\$0		\$0					
	14U Public Housing Modernization 570.202	\$278,801	\$0	\$278,801	\$0		\$0		\$0		\$0		\$0		\$0		\$0					

[illegible]



Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the

ANTIPOVERTY STRATEGY

1. STRATEGY

St. Louis has a substantial number of families and individuals who live in poverty. While many factors related to poverty are beyond the control of City government, the City is committed to addressing poverty issues and improving the welfare and economic status of its residents wherever possible. Most of the services described in the Five Year Strategy are services devoted primarily to helping those in poverty. Some, like Homeless Services, are basic elements of the “safety net” geared to those in most need. Others, like promotion of home ownership, job creation and education, are more fundamental to the long term reduction of poverty in society. Throughout the strategy are recommendations and objectives that are central to the reduction of poverty. The City can most effectively fight poverty over the long term by:

- Promoting Economic Development, especially job intensive industries
- Providing Employment and Readiness and Training Services to those in need
- Building the tax base so that basic city services and “safety net” services can be provided to all
- Helping less affluent citizens purchase a home in a neighborhood where housing values are likely to increase
- Insuring that problem properties are reduced thereby preserving the value of neighborhood property
- Striving for better day care, pre-school, after-school and public education systems

In Program Years 2010-2014 the City will undertake a number of initiatives that are consistent with the long-term approach to reducing poverty levels described above. The City will continue to allocate funding to public service activities through the CDBG program. These activities include youth, elderly, community, homeless, health care, and education services, all of which benefit low and moderate income persons and serve to improve the economic status of lower income City residents. Other CDBG and HOME funded activities will assist lower income persons through such activities as home repair, homeownership, public facilities infrastructure, and an expanded senior/disabled person minor home repair program. All of these activities benefit lower income persons and serve to improve their economic status and well being. In addition, CDBG funds will be allocated for business development supported activities resulting in the creation or retention of jobs, a majority of which are or will be held by low and moderate income persons. The City’s entire Anti-Poverty Strategy is included in Appendix D.

2. IMPACT ON POVERTY RATES

Unfortunately, these efforts, backed by extremely limited funds, are unlikely to have significant impact on the total number of poverty level families in City of St. Louis. In 2008 the American Community Survey reported that 23 percent of people were in poverty in the City. Thirty-five percent of related children under 18 were below the poverty level, compared with 16 percent of people 65 years old and over. Eighteen percent of all families and 37 percent of families with a female householder and no husband present had incomes below the poverty level.

Ultimately, with a City median household income of \$34,078 in 2008 compared to an SMSA median income of more than \$65,000, many City of St. Louis families struggle to attain self-sufficiency. Nearly all Consolidated Plan funds are spent to benefit people who are clearly falling below the self-sufficiency standard. However, with limited funds, it is difficult to make significant measurable progress toward reducing poverty rates in the City by any standard.



Low Income Housing Tax Credit (LIHTC) **Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

LOW INCOME HOUSING TAX CREDIT

Although the Missouri Housing Development Commission (MHDC) is the agency responsible for awarding Low-Income Housing Tax Credits in the State of Missouri, MHDC solicits the City's list of priorities prior to award. The City ranks projects that are submitted within the jurisdiction, and MHDC uses those rankings as part of their award criteria. In addition, a certification of consistency with the Consolidated Plan is a required exhibit in every tax credit application. The City actively works to ensure that tax credit awards within the jurisdiction meet priority needs identified within the Consolidated Plan.



Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

SPECIFIC SPECIAL NEEDS OBJECTIVES

1. SPECIFIC SPECIAL NEEDS OBJECTIVES

Special needs for non-homeless populations are set forth in the City's 2004 Consolidated Plan Five Year Strategy. The populations indicated in Table 1B of the Strategy include elderly, frail elderly, those with severe mental illness, developmental disabilities, physical disabilities, persons with alcohol or other drug addictions, and persons with HIV/AIDS.

The following table outlines the specific accomplishment goals that the City of St. Louis plans to achieve through projects supported during the 2010 Program Year.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	NON-HOMELESS POPULATION	SOURCE OF FUNDS
Senior Services	01-People	1,065	Elderly, Frail-Elderly	CDBG, Federal, State, Grantee, Local
Rehab: Privately Owned Commercial	08-Businesses	10	Physically Disabled	CDBG, Other Grantee
Supportive Service	01-People	300	HIV/AIDS	HOPWA
Tenant based rental assistance	04-Households	300	HIV/AIDS	HOPWA, Other Federal
Short term rent mortgage utility payments	04-Households	25	HIV/AIDS	HOPWA
Housing Information Services	01-People	400	HIV/AIDS	HOPWA
Facility based housing-operations	04-Households	250	HIV/AIDS	HOPWA

A more detailed enumeration of specific priorities is described below.

Improve services for low/mod income persons:Elderly

The St. Louis Area Agency on Aging (SLAAA), provides a comprehensive system of community based services designed to assist elderly citizens to live independently in their homes and community. Seniors represent 16% of the City's population and 17% live below the poverty level. Services provided through this program as well as the Senior Service Centers funded with CDBG funds include:

- home delivered meals
- housing counseling
- employment
- tax assistance and legal assistance
- health screenings
- recreation at multi-purpose centers

The home delivered meals component of the SLAAA program is intended to allow seniors to maintain their independence as much as possible and avoid the need for institutionalization before it is absolutely necessary. Toward this end, the SLAAA program provides hot nutritious lunch meals five days per week to homebound frail elderly and other eligible persons with disabilities unable to attend a congregate meal site. The City's Recreation program also offers seniors an opportunity to participate in a wide variety of recreational activities including social gatherings, craft classes, volleyball, water aerobics, crafts, bingo, walking programs, dances, field trips, and special events. Other programs geared toward seniors include the Bevo and Union Sarah senior programs. Each of these programs provides a range of services including such activities as circuit breaker, outreach, recreation, nutrition education, and health screenings. The St. Elizabeth Adult Day Care program provides quality day care for seniors and people with disabilities in a community setting, thereby helping to minimize the number of senior residents who must be placed into an institution.

Physically disabled

The Accessible Business Leads Everywhere program provides up to \$2,500 toward the cost of the construction of an entrance ramp and/or an accessible unisex toilet when full accessibility is required per Chapter 11 BOCA code provisions. This program has provided expanded opportunities to improve access for people with disabilities in the City of St. Louis and has helped to make the City a leader in complying with the Americans with Disabilities Act.

Increase housing options/services for special needs persons:HIV/AIDS

Housing assistance continues to be identified as one of the greatest areas of need for individuals living with HIV and AIDS. The St. Louis Metropolitan AIDS Program will coordinate HOPWA grant funds with Ryan White Part A funding to provide a continuum of housing opportunities

and supportive services for low-income individuals and families living with HIV/AIDS. HIV/AIDS service agencies presently providing housing services will receive funding to continue existing programs and to provide new services that address gaps and barriers identified in needs assessment and focus group discussions.

2. USE OF AVAILABLE RESOURCES

Funding amounts necessary to address the unmet needs for special needs subpopulations are staggering, estimated at \$1,674,500,000. Obviously, the City does not have the resources necessary to address all these needs. For the most part, the City will utilize HUD grants, general revenue, and other funding sources to carry out activities addressing the needs of non-homeless populations to the extent possible.



Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

the Consolidated Plan programs would be insufficient to have a meaningful impact on these needs or adequately funding them would result in minimal output or outcome accomplishments relative to the amount of funds expended at the expense of other priority programs. The “Low” designations for several special needs housing activities are based on the limited availability of funds. Others receive a “Low” rating if there is less capacity within the local institutional structure for this plan to adequately address those needs than is available through state agencies and other entities.

4. OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacle to meeting underserved needs among these populations is limited funding. The lack of available funds that has been discussed elsewhere in this plan severely limits the levels of accomplishment that are possible and in many cases forces difficult choices among worthy needs, leaving some unmet.

5. EXISTING FACILITIES AND SERVICES

Many organizations, private, public and non-profit, assist the elderly in the City. Some of the more important organizations include the following.

St. Louis Area Agency on Aging (SLAAA)

SLAAA is part of the Department of Human Services, the lead organization within city government that assists the elderly. A goal of the SLAAA is to keep the elderly living independently and engaged in the local community. This goal is achieved by creating opportunities to work, volunteer and socialize. Services are offered at no cost to anyone over the age of 60. Employment training opportunities are available for those 55 or over. Limited Services for those ages 18-59 are also provided to individuals with a disability. The types of services offered by SLAAA include the following.

- **In Home Services**
- **Community Service**
- **Long Term Care Ombudsman Program (LTCOP)**

Table VIII-1 - SLAA Service Delivery FY 01-04

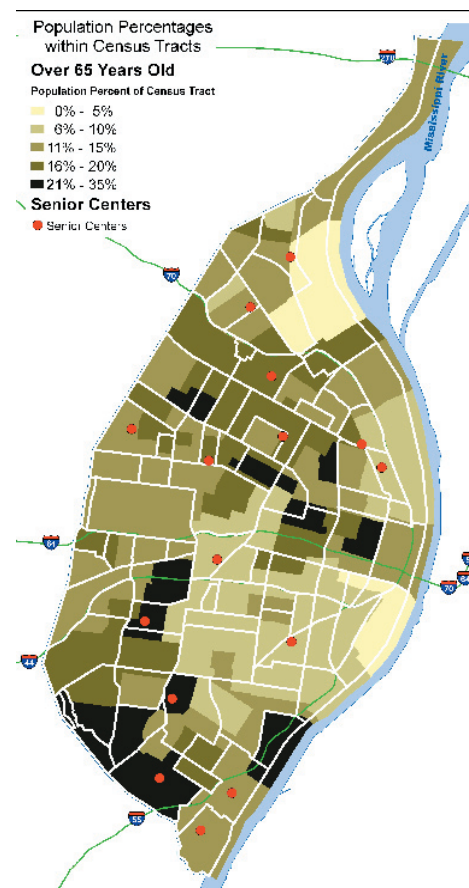
Program/Service	FY01	FY01	FY02	FY02	FY03	FY03	FY04	FY04
	PS	UD	PS	UD	PS	UD	PS	UD
Congregate Meals	2,026	142,890	1,884	138,556	2,465	127,956	2,800	112,601
Home Delivered Meals	3,290	560,636	3,413	586,702	3,765	623,200	4,055	636,376
Assisted Living	13	106	9	88	5	34		
Case Management	195	1,116	287	1,525	250	1,871	155	1,313
Circuit Breaker	1,698	1,698	1,858	1,858	2,238	2,238	2,245	2,245
Health Counseling	564	1,928	234	1,785	378	1,272		
Health Screening	642	5,545	769	3,582	1,627	4,554	613	2,236
Homemaker	95	8,876	140	9,559	135	10,489	145	7,337
Housing Assistance	64	447	88	457	116	525	62	390
Information & Assistance	9,244	9,244	8,267	8,267	8,645	8,645	9,082	9,082
Legal Services	271	1,222	297	1,684	336	1,566	296	1,583
Long Term Ombudsman	1,536	5,059	1,407	5,039	2,186	4,979	830	1,109
Minor Home Repair	445	1,963	518	2,458	483	3,117	347	1,953
Nutrition Education	3,133	141	3,614	192	3,058	153	2,751	133
Outreach	823	823	946	946	1,270	1,270	1,093	1,093
Personal Care	36	6,352	41	6,180	45	5,591	72	5,935
Physical Fitness	153	396	221	398	233	376		
Public Education	7,444	383	5,681	235	7,007	410	6,091	276
Recreation	1,208	8,922	1,088	7,340	1,511	7,360	1,504	276
Respite Care	32	2,583	33	4,383	37	3,809	60	6,614
Social Adult Day Care	24	4,345	16	4,607	22	5,779		
Supplemental Groceries	353	8,133	422	9,259	369	10,299	24	5,166
Transportation-Regular	2,502	159,818	6,263	133,549	2,379	121,543	2,139	92,097
Transportation-Assisted	89	3,615	846	7,083	236	5,325	115	3,355

Information and Chart Courtesy of SLAA PPS = # Person/UD= Units Delivered

Adult Day Care

A growing number of adult day care programs (ADC) emphasize holistic care with support from diverse professionals. ADC programs provide assistance during the day such as: transportation, meals, recreation, spiritual counseling, health, therapy, homemaker, and medications. The following organizations provide these services.

- American Red Cross Adult Day Care
- Program of all-Inclusive Care for the Elderly (PACE)
- St. Elizabeth's Adult Day Care
- Cardinal Ritter Institute
- San Francisco Temple Multiplex
- The Learning Tree



Population Distribution: 65 YRS - over OLD and Senior Ctrs

Assisted Living Facilities

This form of housing typically provides congregate meals, a mix of elderly programs and personal assistance for some functions. The personal care is not as intensive as a nursing home. The following facilities provide this type of service.

- Beavuais Manor on the Park
- Booth Manor
- Charless Home
- Jeff Vander-Lou, Inc.
- Mary Ryder Home
- McCormack House @ Kingshighway & Manchester
- McCormack House at Westminster Place
- St. Elizabeth Hall (Cardinal Ritter Institute)
- St. Louis Altenheim
- St. Louis Hills Retirement Community
- Williams House

Public Housing

St. Louis has 14 public housing facilities that serve the elderly with about 2,500 units. Facilities include: Badenfest Elderly, Badenhause, Blumeyer I, Blumeyer II, Carr Central, Vaughn Towers, Cochran Towers, Euclid Plaza, James House, Kingsbury Terrace, Parkview Apartments, Les Chateaux Building, Peabody Housing, Warwood Apartments, and West Pine Apartments.

Long Term Care

The 2000 Census reports that in the City of St. Louis there were 2,105 seniors age 65 and older living in group quarters. Of the 2,105, 1,867 lived in nursing homes, 38 lived in other institutions, and 199 were non-institutionalized. Currently, there are 11 residential care facilities Level I, 22 Residential Care Facilities II, 15 skilled nursing homes and 5 Nursing Facilities. Some vary in the scope of services and support that they provide. In many instances, the homes have special care units that assist individuals with dementia. Facilities vary in the number of private pay vs. Medicaid beds that they have available.

Housing Counseling/Home Repairs

Keeping their homes in repair, and deciding when to move out of their home are concerns for most elderly. Several institutions can help.

- Cardinal Ritter
- Home Services, Inc
- Housing Options Provided for the Elderly (H.O.P.E, Inc.)
- Catholic Commission on Housing
- CCBF House Repair Program for Senior Homeowners
- LFCS
- Missouri Care Options Program
- St. Andrew's

Other Organizations & Programs

- AARP

- **Alzheimer’s Association**
- **St. Louis Area Food Bank**

Many organizations, private, public and non-profit, also assist disabled persons in the City. Some of the organizations include the following.

- **Office on the Disabled, Department of Human Services**
- **Affordable Housing Commission**
- **Housing Production Division, Community Development Administration**
- **The St. Louis Regional Center for the Missouri Department of Mental Health**
- **Governor’s Council on Disability**
- **The Missouri Division of Vocational Rehabilitation**
- **The St. Louis Office for MR&/DD Resources**
- **Paraquad**
- **Starkloff Disability Institute**

6. TENANT-BASED RENTAL ASSISTANCE

The City anticipates funding some tenant-based rental assistance with HOPWA funds during this Consolidated Plan period.



Housing Opportunities for People with AIDS **(HOPWA)**

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

1. PRIORITY UNMET NEEDS

The Department of Health (DOH) administers HOPWA funds for the St. Louis Eligible Metropolitan Statistical Area (EMSA). The Grants Administration Office of the DOH provides leadership, coordination, and resources for both the many homeless programs as well as medical and support services for people living with HIV/AIDS. The St. Louis EMSA provides services to seven (7) counties in Missouri (MO) and five (5) counties in Illinois (IL).

At any given time, over 10% of PLWH/A in the RW system are homeless or lack permanent housing. Eighty-four percent of these clients are living at or below 100% of the Federal Poverty Level (*FACTORS*TM). In addition, nearly half of PLWH/A in the system are unable to obtain the housing assistance they requested (2007 Client Satisfaction Survey). Housing issues or homelessness were cited as one of the biggest barriers to accessing or staying in care across all PLWH/A groups (rural, urban, and newly diagnosed; 2008 Provider Survey). In response to an increased demand and limited resources for long-term housing assistance, the Housing Opportunities for People with AIDS (HOPWA) program initiated a waiting list for housing services. As of late 2008, there were 288 PLWH/A in Missouri and 32 PLWH/A in Illinois on the housing waiting list, more than a third of whom are children of a PLWH/A. Although attempts have been made to reduce the number of PLWH/A waiting for housing, this number has remained fairly constant over the past year. The wait list was implemented by HOPWA in the fall of 2006 and housing providers are unable to adequately determine how long a client will be on the wait list due to the instability of funding from year to year; however, most clients remain on the waiting list for at least a year.

For clients in the RW system, housing assistance is the fifth highest prioritized service and fourth most used service (2007 and 2005 Client Surveys). Needs assessment activities and client data clearly indicate service gaps for housing assistance for multiple PLWH/A subpopulations. Challenges in the St. Louis area include: 1) HOPWA waiting list; 2) reduction in HOPWA rental assistance for existing clients; 3) limited alternative community resources because both Shelter Plus Care and HUD Section 8 are frequently closed to new referrals; 4) limited HOPWA resources; 5) reduction in St. Louis homeless resources and overall lack of Safe Havens (City of St. Louis, 2005-2009 Consolidated Plan Strategy); 6) a lack of housing providers that have experience working with persons affected by mental or substance use disorders; and 7) greater need than RW funds can support.

The following table outlines the priority HOPWA needs for the years 2010-2014.

Priority HOPWA Needs	Priority	Plan to Fund	Source
Tenant-based Rental Assistance	H	Y	E,O
Short-term Rent, Mortgage and Utility payments	H	Y	E
Facility-based Programs	H	Y	E
Units in facilities supported with operating costs	L	N	
Units in facilities developed with capital funds and placed in service during the program year	L	N	
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	L	N	
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	L	N	
Adjustment for duplication of households (i.e., moving between types of housing)	L	N	
Subtotal unduplicated number of households/units of housing assisted			
Supportive Services			
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	H	Y	E
Housing Placement Assistance			
Housing Information Services	L	N	
Permanent Housing Placement Services	L	N	
Housing Development, Administration, and Management Services			
Resource Identification to establish, coordinate and develop housing assistance resources	H	Y	E
Project Outcomes/Program Evaluation (if approved)			
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)	H	Y	E
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)	H	Y	E

The DOH has identified a strategy for maximizing the efficacy of HOPWA funds and addressing the priority HOPWA needs.

1. Allocate HOPWA funds in a manner that preserves current housing units. The DOH will give the highest priority for HOPWA and other funds to the preservation and improvement of existing subsidy assistance programs and housing units already operating. Continue the existing HIV/AIDS scattered-site rental assistance programs and HIV/ AIDS facility-based housing assistance from HOPWA and other sources at current or increased levels.

2. Work with Governmental Partners to leverage HOPWA funds to maximize the number of clients served. Assistance for those with HIV/AIDS would be helped if a portion of Section 8 housing vouchers could be reserved. Existing HIV/AIDS facility based housing grants, such as the SHP, need to be renewed and funded.

3. Assist providers in identifying and securing alternate funding for new projects and new subsidies in programs These include but are not limited to HUD Section 811 (Capital Advance and Mainstream Section 8), HOPWA SPNS, the Continuum of Care discretionary grants program, Missouri Housing Trust Fund, Shelter Plus Care, Housing Authority Section 8 Voucher Set Aside, and CDBG funds.

4. Continue to support programs that provide supportive services in conjunction with housing activities. St. Louis Regional HIV/ AIDS Planning Council has identified a variety of unmet needs, including all health services, substance abuse and mental health treatment, transportation, legal advocacy, and respite care for parents. Additionally, a demand is seen for assistance with basic life skills such as home management, personal and environmental hygiene, scheduling and keeping appointments, parenting, managing finances, etc. As housing providers are challenged to fulfill a more expansive role in the lives of their tenants, they are seeking financial support from government programs.

In keeping with these priorities, the DOH plans to continue its successful partnership with three project sponsors to provide a variety of housing services including facility-based housing, short-term rental and mortgage subsidies, long-term rental subsidies, housing information, and case management. The three project sponsors and a description of the range of their respective services are as follows:

- **Doorways:** Founded in 1988 as an interfaith-sponsored organization, Doorways is the only regional organization whose mission has been solely focused on the provision of housing to people living with HIV/AIDS (PLWH/A). Doorways operates 155 supportive living units, including 36 with 24-hour medication, nursing and nutritional care. Doorways' programs operate in both the Missouri and Illinois counties of the eligible metropolitan statistical area EMSA and include short-term rental and mortgage subsidies, long-term rental subsidies, facility-based operations, housing information, and case management. This range of services enables Doorways to provide the most appropriate housing and levels of care to achieve the best possible health outcomes of its clients. Doorways is the largest AIDS-service organization in the bi-state metropolitan St. Louis region. Doorways operates four different housing programs for PLWH/A in Missouri and Illinois, two of which receive support from Doorways' HOPWA agreement with the City of St. Louis:

1. The Own Home Program utilizes the bulk of funds provided through the HOPWA agreement. The program provides over \$1.7 million per year in rent, mortgage, utility, and move-in subsidies on behalf of people who are homeless or might otherwise become homeless. The program also provides temporary, emergency housing for clients who are homeless while they transition to permanent housing solutions. Payments are made directly to property owners and utility companies. Through the program's Clearinghouse component, staff recruit new landlords,

maintain lists of approved rental units, and provide placement assistance and outreach to all HIV-affected individuals and their families. The Own Home Program provides housing assistance to PLWA throughout the EMSA.

2. The Residential Program operates six apartment buildings in St. Louis City, each developed and managed by Doorways for individuals and families living with HIV/AIDS who are capable of independent living, but whose financial and health issues limit their ability to pay fair market rent. The Residential Program offers 99 units overall and includes a Family Residential Complex and one 11-unit building designated as permanent supportive housing for people with disabilities. The Residential Program receives HOPWA support through the Facility-based program component.
 3. Doorways' Supportive Housing Facility (DSHF) provides housing for those with advanced AIDS or acute conditions that have resulted from or co-occurred with HIV/AIDS -- clients who cannot live without assistance and would otherwise be homeless or unnecessarily hospitalized. The program's fully accessible three-story building offers 36 private rooms with baths, 24-hour supervision and nursing care, and a full meal plan to residents. Through a service partnership with SSM Home Care, DSHF staff includes both registered nurses and certified nursing assistants. Transportation for healthcare, social or behavioral health services is provided
 4. Doorways' Next Step/Out State Program engages HIV/AIDS service providers and other community-based organizations in an effort to develop housing options for those affected by HIV/AIDS who live in rural and underserved communities. This project, renewed for HOPWA SPNS funding has contracted with two partners in Missouri and another two in Illinois to increase housing options for PLWA. Through the provision of technical assistance and administrative support, the Next Step/Out State Program serves clients in 62 rural Missouri counties and another 55 counties in southwest Illinois.
- **Peter and Paul Community Services:** Peter and Paul Community Services is an agency committed to providing housing and supportive services to persons who are homeless, especially those living with mental illness and HIV/AIDS. This agency utilizes HOPWA facility-based operation funds to support transitional housing activities within the agency. The Positive Directions transitional housing program is a 20-bed program that provides up to two years of transitional housing and a savings program assisting HIV-infected homeless individuals in setting goals, learning living skills and establishing a regular income and savings plan, with the goal of moving into independent living. These services are particularly targeted to individuals with multiple diagnoses of mental illness and/or substance abuse along with HIV infection. The goal of Positive Directions is to promote the improved physical and mental health of clients, help clients secure and sustain permanent, independent housing and to avoid both a need for return to the streets or re-hospitalization.
- **Bethany Place:** This organization operates in Illinois and provide transitional housing to individuals who are both homeless and HIV-positive. Consumers may stay up to two

years in order to transition effectively from homelessness to permanent housing. Bethany Place has a prevention outreach program that offers a variety of services for individuals in the community. Bethany Place provides case management services and staff coordinates customized treatment for consumers served. The organization offers individuals instruction in healthy daily living skills by offering and utilizing group and individual services.

Bethany Place is the largest AIDS Service Organization in the metro-east area that provides Ryan White case management services to an eight county area of South Central Illinois. Bethany Place is one of only three (3) transitional housing programs for those who are HIV-positive in the State of Illinois. Bethany Place assists HIV-positive individuals in achieving independent living, medical treatment, mental health treatment, counseling, and assists the resident with applying for other mainstream financial resources available for the resident. Bethany Place proudly embraces five (5) programs which ensure its mission is achieved and the needs of our HIV community are met.

Reduced funding for housing-related services continues to be a trend within the region. The reduced funding in relation to the increased demand for services has necessitated the implementation of a wait list for rental assistance. This has presented the challenge of reassessing how eligibility criteria are applied, what other resources are available, and what process is engaged to move clients from reliance upon HOPWA to other payer sources. To address these challenges, an EMSA-wide housing acuity assessment for each client was carried out in 2008.

Estimated Service Gap for Housing Assistance: Of the PLWH/A in RW case management, approximately 10% lacked permanent housing in FY2008. Currently, the region receives approximately \$1.2 million in funding through HOPWA for housing services for PLWH/A. However, this has not been able to meet the need. Given the estimated need of 10% of those in Ryan White lacking permanent housing and the 2008 Fair Market Rent of \$572/month for a one-bedroom unit, it is estimated that there is a need for \$1,722,864 to adequately house PLWH/A in the TGA.

2. OUTPUT GOALS

The following table illustrates the households that will be served annually based on anticipated funding.

HOPWA ANTICIPATED ACCOMPLISHMENTS	
ACTIVITY	ANNUAL HH SERVED
Tenant-Based Rental Assistance	225
Short-term Rent/Mortgage/Utility	20
Facility-Based Operations	98

Special needs being addressed include case management, health services, substance abuse and mental health treatment, transportation, legal advocacy, life skills training and respite care for parents. The provision of these services along with rental, mortgage and utility assistance will serve to prevent homelessness by alleviating some of the financial burden associated with accessing such services.

The combination of housing and special needs supportive services described in this plan is designed to make progress toward the desired outcome of increased housing stability for those persons with HIV/AIDS in the St. Louis EMSA. Unfortunately, limited access to Section 8 certificates, reduced funding for social services by the Federal and state governments and the private sector, and increasing life expectancy for persons living with HIV/AIDS adversely impact progress toward the true outcome goal of increased housing stability for all persons with HIV/AIDS in St. Louis.

3. HOUSING FACILITY PROJECTS

Due to the current economic conditions, the development of new residential construction projects across the St. Louis Metropolitan Area have slowed significantly. While there are no immediate plans to construct new permanent housing for persons with HIV/AIDS at the present time, there are area organizations that would be expected to propose new housing for persons with HIV/AIDS during the Consolidated Plan period. The City of St. Louis is extremely supportive in the efforts to create new housing for persons with HIV/AIDS and encourages sponsors to seek funding sources, such as the LIHTC or Section 811 programs, that facilitate the development of new units.

4. GEOGRAPHIC ALLOCATION

The Department of Health (DOH) administers HOPWA funds for the St. Louis Eligible Metropolitan Statistical Area (EMSA). The Grants Administration Office of the DOH provides leadership, coordination, and resources for both the many homeless programs as well as medical and support services for people living with HIV/AIDS. The St. Louis EMSA provides services to seven (7) counties in Missouri (MO) and five (5) counties in Illinois (IL). The DOH has contracted with three project sponsors to provide a variety of housing services including facility-based housing, short-term rental and mortgage subsidies, long-term rental subsidies, housing information, and case management. The three project sponsors and the areas they serve are listed below:

Sponsor	Service Area	Organization Type
Doorways	Entire EMSA	Interfaith
Peter & Paul Community Services	City of St. Louis	Faith Based
Bethany Place	Illinois Counties in EMSA	Faith Based

5. ROLE OF LEAD JURISDICTION

In developing the City's strategy for addressing the needs of persons with HIV/AIDS and their families, CDA, acting as the lead plan development agency, has consulted with representatives from numerous agencies, groups, and organizations involved in assisting persons with HIV/AIDS and their families. Primarily we have worked with the City agency that administers the HOPWA program, the Department of Health and Hospitals.

Monitoring

City of St. Louis ordinances require that contracts for professional services in the amount of \$5,000 or more be reviewed and approved through a competitive bidding process. In accordance with this City ordinance, HOPWA project sponsors are selected through a competitive bidding process that includes submission of an application packet in response to the City's request for proposals. Once applications are received, they are reviewed by 1) an external review panel (when implemented); 2) Grants Administration (GA) personnel; and 3) the City of St. Louis' Professional Services Agreement Committee (which makes final determination on awardees and contract amounts).

HOPWA program sponsors are required to submit monthly invoices for allowable services. GA personnel review all subcontractor invoices before submission to the fiscal department. Final approval of payments occurs in the Federal Grants Section of the City Comptroller's office. Additionally, GA personnel conduct regular programmatic monitoring activities which include, but are not limited to: 1) submission of quarterly and end-of-year Performance Measures reports, Budget Expenditure Reports, and Program Narrative Reports (as well as other necessary surveys and/or data requests from GA, as needed); 2) comprehensive programmatic and fiscal site visits occurring at least once each year; 3) development and completion of annual client satisfaction surveys; 4) and, periodic program review briefings with Grants Administration staff. Finally, the

GA Office has developed and implemented a Contract Compliance Policy that is included as an attachment in each executed subcontract for HOPWA services. The Contract Compliance Policy outlines the process for monitoring adherence to the terms and deliverables for services, and includes a provision for assessment of penalties due to non-compliance.

6. CERTIFICATIONS

The required program certifications are included in the City of St. Louis 2010 Annual Action Plan.



Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

SPECIFIC HOPWA OBJECTIVES

Currently, over \$1.7 million is spent annually on housing related services in the St. Louis EMSA for persons living with HIV/AIDS. If HOPWA, CARE Act (Title 1), and Ryan White CARE Act and a variety of state and local funding remains reasonably level, the DOH will continue to address the identified needs for the years covered by this Five-Year Consolidated Plan. Funding, however, does not allow for much-needed new development with HOPWA funds. It will permit the DOH to continue to provide housing and supportive services to HIV/AIDS clients over the five year consolidated plan period and will include assisting with housing information and advocacy services. In addition, funds will be spent on emergency rental assistance to prevent homelessness. Being suitably housed is critical for positive health outcomes for persons with HIV/AIDS – and the greatest need for these persons is permanent, affordable housing. Key to getting and keeping people housed are the supportive services such as case management, supportive housing staff, housing advocacy, assistance with health services, both physical and mental, etc. The City of St. Louis will continue to act in collaboration with other organizations across the county as well as with other funders in order to leverage dollars.

APPENDIX A:

**CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT ADMINISTRATION
CITIZEN PARTICIPATION PLAN
NOVEMBER, 2009**

CITIZEN PARTICIPATION PLAN

Introduction

Beginning with federal fiscal year 1995, the City of St. Louis, through the Community Development Administration (CDA), engaged in a planning process in which four formula programs, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), were to be consolidated into a single funding application as required by HUD. It was believed that this consolidation would offer local jurisdictions a better chance to shape various programs into effective, coordinated neighborhood and community development strategies. It was also intended to create the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level. The City's Citizen Participation Plan was consequently amended in 1996 and 2004 to reflect these changes. Since that time further revision has been determined to be necessary. The plan outlined below reflects additional changes to the plan and reflects the City's effort to engage the citizenry in dialog that will help shape the priorities and strategies that will become the Consolidated Plan for utilizing the four housing and community development programs.

Development of the Consolidated Plan

The Consolidated Plan integrates economic, physical, environmental, community, and human development in a comprehensive coordinated fashion so that families and communities can work together and thrive.

The Plan recommends specific expenditures during a one-year time frame (the Annual Action Plan) and makes longer-term recommendations over the next five year planning period. Before the City adopts the Consolidated Plan, a summary of proposed activities that identifies the amount of assistance the City expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income, is provided at public meetings for questions and comments. After citizen input is obtained, the plan is approved by the Mayor and the Board of Aldermen prior to submission to the Department of Housing and Urban Development.

Local Government Consultation, General

In preparing the Consolidated Plan, the City will consult with those public and private agencies that provide assisted housing, health services, and social services, including those that focus on services to children, elderly persons, persons with disabilities, persons with AIDS and their families, and homeless persons. In preparing that section of the Consolidated Plan related to lead-based paint hazards, the City will consult with local health and child welfare agencies and examine current data related to lead-based paint hazards and poisoning, including health department data on the addresses of housing units in which children have previously been identified as lead poisoned. In preparing the description of priority nonhousing community development needs, the City will notify adjacent local governments to the extent possible and submit the nonhousing community development plan to the State of Missouri. Finally, the City

will consult with adjacent governments to discuss problems and solutions for activities that extend beyond the City's jurisdiction.

Local Government Consultation, HOPWA

St. Louis is the largest city in the eligible metropolitan statistical area (EMSA) and is required to consult broadly with other jurisdictions within the EMSA. The intent is to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living within the EMSA. All jurisdictions within the EMSA are expected to assist the City in preparation of the HOPWA application for funds.

Local Government Consultation, Public Housing

The City will consult with the St. Louis Housing Authority concerning public housing needs and planned Comprehensive Grant program activities. The consultation is intended to provide a better basis for the certification by the Chief Executive Officer that the Comprehensive Grant Plan/annual statement is consistent with the City's assessment of low-income housing needs and the City will cooperate in providing resident programs and services. The consultation will further help to ensure that activities related to drug elimination, neighborhood improvement programs, and resident programs and services are fully coordinated to achieve comprehensive community development goals.

Citizen Participation -Local Governments

Citizens of the City of St. Louis are encouraged to participate in the development of the consolidated plan as well as any substantial amendments to the plan. In addition, citizens are encouraged to review the draft of the annual performance report prior to submission to HUD and voice any comments or concerns related to the contents of the performance report. Participation by low and moderate income persons, particularly those living in slums or blighted areas, is especially encouraged as is participation by those persons living in areas where CDBG funds are proposed to be used. Further, participation of all City residents is encouraged, including minorities and non-English speaking persons, as well as persons with disabilities. Where appropriate, necessary accommodations will be made through the City's Office on Disabled. The City encourages the participation of public and assisted housing development residents in developing and implementing the consolidated plan along with other low income residents of targeted revitalization areas in which developments will be located. Further, the City will provide information to the Housing Authority related to consolidated plan activities to assist the Housing Authority in carrying out its annual public hearing required under the Comprehensive Grant program. Notice of changes to the Citizen Participation Plan will be provided on the City's website and by posting in all public libraries, City Hall and the CDA office. Notice will be distributed by email to all funded operating agencies, the Board of Aldermen, the Board of Estimate and Apportionment, and any citizen who requests placement on the email distribution list and provides his or her email address. Citizens wishing to comment on the Citizen Participation Plan or on substantial amendments to the Plan will have a minimum 15 day window of opportunity in which to comment. Accommodations will be made for persons with disabilities who wish to provide comments.

Citizen Participation -Local Governments

In the development of the Consolidated Plan, the City will make known to citizens, public agencies, and other interested parties, to the extent it knows, the amount of assistance the City expects to receive, the range of activities to be undertaken, and the estimated amount that will benefit low and moderate income persons. The amount of assistance will include both anticipated grant funds and program income. It is the City's policy to minimize displacement to the maximum extent possible in all activities undertaken through the Consolidated Plan. This policy is officially set forth in the *Residential Antidisplacement and Relocation Assistance Plan* of November 2000 and is available to citizens upon request. Further, a draft of the proposed Consolidated Plan will be made available to citizens to allow them the opportunity to review the draft plan and submit comments as appropriate. Notice of the availability of the Draft Consolidated Plan will be provided on the City's website and by posting in all public libraries, City Hall and the CDA office at least 30 days prior to the transmittal of the plan to the Department of Housing and Urban Development. Email distribution of meeting notices will be sent at least 30 days in advance to all funded operating agencies, the Board of Aldermen, the Board of Estimate and Apportionment, and any citizen who requests placement on the email distribution list and provides his or her email address. Upon request, a reasonable number of copies will be made available to citizens and organizations requesting the plan at no charge. The City will take into consideration any comments received in writing or orally at public hearings in preparing the final consolidated plan. A summary of these comments shall be included in the final consolidated plan.

Citizen Participation -Local Governments

Amendments to the Consolidated Plan will be handled in the same manner with the same provisions for review and time frames as previously stated. A substantial amendment to the Consolidated Plan will be considered to exist when there is a proposed change in activity, scope or funding that deviates significantly from the overall intent of the most recent five year plan. As is the case in receiving comments related to the original Consolidated Plan, the City will take into consideration any comments related to amendment of the Consolidated Plan. A summary of comments, if any, shall be included in the final amended Consolidated Plan.

Citizen Participation -Local Governments

The City is required to submit its Consolidated Annual Performance and Evaluation Report (CAPER) ninety days after the end of its program year. The City's program year extends from January 1 through December 31 and consequently the CAPER must be submitted to HUD on or before March 31 of each year. The report provides information relating to activities and funding expenditures taking place during the program year for each of the four grants received by the City. Fifteen days prior to the submission of the report to HUD, notices will be posted on the City's website, in all public libraries, City Hall and the CDA office. The notice will be distributed by email to all funded operating agencies, the Board of Aldermen, the Board of Estimates and Adjustments, and any citizen who requests placement on the email distribution list and provides his or her email address. Comments received will be taken into consideration and included with the final performance report.

Citizen Participation -Local Governments

The Consolidated Planning process will include two public hearings each year to obtain citizen views and to respond to proposals and questions. The hearings will be held at different stages of each program year addressing housing and community development needs, development of proposed activities, and review of program performance. In an effort to obtain citizen views related to the consolidated plan, one hearing will be conducted prior to the draft consolidated plan being published for comment. Notice of changes to the meeting will be provided on the City's website and by posting in all public libraries, City Hall and the CDA office at least 15 days prior to a public hearing. Meeting notices will be distributed by email at least 15 days in advance to all funded operating agencies, the Board of Aldermen, the Board of Estimate and Apportionment, and any citizen who requests placement on the email distribution list and provides his or her email address. Meetings will be held at times and locations convenient to potential and actual beneficiaries and will be held in locations accessible to persons with disabilities. Normally, one meeting will be held during normal working hours and one meeting will be conducted during evening hours to accommodate those persons unable to attend the daytime meeting. The City's Office on the Disabled will help to ensure that meetings are fully accessible to persons with disabilities, including those persons who may be non-English speaking and require an interpreter.

Citizen Participation -Local Governments

Copies of the Consolidated Plan, Annual Action Plans, and any amendments to these documents are maintained in the Office of the Community Development Administration as are copies of the Consolidated Annual Performance and Evaluation reports. These documents are available for review upon request by interested individuals or organizations. The most recent year's documents are located on the City's main website. Individuals with disabilities wishing to review any of these documents will be provided assistance through the Office on the Disabled.

Citizens will also be afforded the opportunity to review information and records related to these documents up to the preceding five year period. Most plans and annual performance reports going back to the beginning of the CDBG program are maintained in CDA offices and are available for review or inspection. Should the need arise for help in developing proposals for low and moderate income persons, technical assistance will be provided to the extent necessary. Any complaints related to the Consolidated Plan, the Annual Action Plan, or the Consolidated Annual Performance and Evaluation Report will be reviewed by agency staff with responses provided within fifteen days of receipt.

APPENDIX B:

**CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT ADMINISTRATION**

**COMMUNITY OUTREACH
NOVEMBER, 2009**

Development Administration (CDA)
and Design Agency (PDA)
1200, St. Louis, Missouri 63101

[illegible]

PUBLIC COMMENTS

agency may submit written comments on the EIR to Mark Jefferson, Environmental Review Agency, listed above. Comments and questions pertaining to this project can be directed to all addresses listed above. All comments received by 8/21/09 will be considered by the GAO prior to a request for release of funds.

RELEASE OF FUNDS

D that Farnett (C. Stacy), in his capacity as Mayor, consented to accept the jurisdiction of the Federal District Court in Chicago to enforce responsibilities in relation to the environmental review process and that those rights are preserved. ELD's approval of the certification satisfies its responsibility under NEPA and related laws. WASH. to approve all those program funds.

OBJECTION TO RELEASE OF FUNDS

[illegible]

Francis G. Slay, Mayor, Certifying Officer

www.stlamerican.com

**PUBLIC NOTICE
CITY OF ST. LOUIS
ST. LOUIS DEVELOPMENT CORPORATION
PUBLIC MEETING**

The U.S. Department of Housing and Urban Development (HUD) requires that the City of St. Louis prepare a Five-Year Consolidated Plan for Housing and Community Development (Consolidated Plan). In accordance with HUD guidelines, the City is in the process of developing its five year, FY 2010-2015 Consolidated Plan.

The purpose of a Consolidated Plan is to describe resources expected to be available to address the needs identified in the Consolidated Plan, describe the method for and geographic distribution of funds, describe the City of St. Louis plans to undertake to address, housing, homelessness and other special needs activities and nonhousing community development activities as well as describe other actions intended to take during the period covered by the Plan.

The initial phase in the plan includes identifying community priorities for the expenditure of Community Development Block Grant (CDBG) funds. Home Initiative Partnership (HOIAP) funds, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons With Aids (EOHPWA) funds, intended to help demonstrate the needs of the community, and where to place priority. For funding for the next five years, the City is seeking participation from citizens, service providers and other community stakeholders. The City will hold a Public Hearing to obtain your suggestions. The City will develop the Comprehensive Plan outlining the priority needs and strategies for meeting those needs for FY 2010-2015. All residents have the opportunity to be actively involved in the planning and development of programs for these funds.

The first Public meeting will be held on Thursday, September 24th at the Sublibrary Library located at 225 North Euclid Avenue, St. Louis, MO 63104. The meeting will begin at 6:30 p.m. and end at approximately 8:00 p.m. This meeting is open to all. FY 2004-2009 Consolidated Plan priorities will be reviewed along with a discussion of priority needs in the community for the upcoming FY 2010-2015 Consolidated Plan period.

Comments on questions with respect to the meeting should be directed to the attention of Don Rhee, Acting Planning Director, at (314) 622-8400 ext. 629 or at planning@cdonline.ky.gov. Minority participation is encouraged.

Persons with disabilities requiring special accommodation to participate in the Public Hearing should call (813) 622-3400 ext. 629 at least forty-eight (48) weekday hours in advance of the meeting.

St. Louis American | October 1 - 7, 2009

PUBLIC NOTICE CITY OF ST. LOUIS DRAFT PUBLICATION FOR COMMENT & PUBLIC MEETING FOR FY 2010-2015 CONSOLIDATED PLAN

The U.S. Department of Housing and Urban Development (HUD) requires that the City of St. Louis prepare a Five-Year Consolidated Plan for Housing and Community Development (Consolidated Plan). In accordance with HUD guidelines, the City is in the process of developing its five-year, FY 2010-2015 Consolidated Plan.

The purpose of the Consolidated Plan is to describe resources expected to be available to address the needs identified in the Consolidated Plan, describe the method for and geographic distribution of funds, describe the activities the City of St. Louis plans to undertake to address housing, homelessness and other special needs activities and non-housing community development activities as well as describe other actions it intends to take during the period covered by the Plan.

The Consolidated Plan includes identifying community priorities for the expenditure of Community Development Block Grant (CDBG) funds, Home Initiative Partnership (HOME) funds, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons With Aids (HOPWA) funds. In order to help determine the needs of the community and where to place priority for funding for the next five years, the City is seeking participation from citizens, service providers and other community stakeholders.

On October 12, 2009, the City will make available the Draft Consolidated Plan outlining the priority needs and strategies for meeting those needs for FY 2010-2015. The Draft Plan will be available online at: <http://slcimissouri.org>. The plan will also be available at St. Louis City Public Libraries and from the Planning & Urban Design Agency at 1015 Locust St., Suite 1100. The Planning & Urban Design Agency will be accepting comments on the plan for the following 30 days. Comments may be emailed to planning@stlouis.gov or submitted online at <http://slcimissouri.org>.

The Public Meeting will be held on Thursday, October 15th at the Harris Stowe Emerson Performing Arts Center located at 3026 Laclede Ave., St. Louis, MO 63103. The meeting will begin at 6:30 p.m. and end at approximately 8:00 p.m. The meeting is open to all. FY 2010-2015 Consolidated Plan Draft will be reviewed along with a discussion/ranking of priority needs in the community for the upcoming FY 2010-2015 Consolidated Plan period.

Comments or questions with respect to the meeting should be directed to the attention of Don Roe, Acting Director of the Planning & Urban Design Agency at (314) 622-3400 ext. 629 or at planning@stlouis.gov. Minority participation is encouraged.

Persons with disabilities requiring special accommodation to participate in the Public Hearing should call (314) 622-3400 ext. 629 at least forty-eight (48) weekday hours in advance of the meeting.

**To advertise in
the Service
Directory
Please call Vida
at 314-289-5406**

PREVENTIVE MAINTENANCE PROGRAM, FEDERAL PROJECT NO BRM-5603 (605)

Sealed proposals will be received by the Board of Public Service, Room 208, City Hall, 1200 Market Street, St. Louis, MO. Until 1:45 PM, CT, on November 03, 2009, then publicly opened and read. Plans and Specifications are available in the Room 301 City Hall upon payment of \$75.00 per set (No refund), or may be viewed online at www.slbps.org (Virtual Plan Room).

The prime contractor must have a fully responsive contractor questionnaire on file with Missouri Highway and Transportation Commission at least 7 days prior of bid opening date in order for MODOT to concur with the award of this project. Bidders shall comply with all applicable City, State and Federal laws (including MBE/WBE policies.)

CONTRACTOR QUALIFICATIONS

The City of St. Louis, Board of Public Service intends to PRP-Qualify Contractors to bid as PRIME CONTRACTOR FOR CONSTRUCTION OF THE NORTH SIDE RECREATION COMPLEX IN O'FALLON PARK, ST. LOUIS, MO. The Request for Contractor Qualification package may be obtained from the Board of Public Service website, www.slbps.org under Contracts & Bids, Professional Services, or by calling Belle Behan at 314-589-6214. Statements of Qualifications due by 4:00 PM CT, THURSDAY, OCTOBER 8, 2009 at Board of Public Service, 1200 Market Room 301 City Hall, St. Louis, MO 63103. Statements of Qualifications will not be accepted after that time. Plans as they currently exist can be reviewed at the BPS website www.slbps.org under Virtual Plan Room, Letting # 8379.

ADVERTISEMENT FOR BIDS

The City of Buffalo is receiving bids for the Buffalo P.E.M.A. Community Senior Shelter to be built on the existing high school campus of the Dallas County R-1 School District. Sealed bids will be received at the high school library at 500 W. Main, Buffalo, MO 64622 until 7:00 p.m. local time on Tuesday, October 20, 2009 at said place and time, and promptly thereafter all bids that have been duly received will be publicly opened and read aloud.

Copies of drawings and specifications and the proposed contract documents are on file at Springfield Blue Print, Springfield, Missouri 65802, phone (417) 862-3247. Drawings and specifications for preparing bids will be available on September 30, 2009 and are to be purchased from Springfield Blue Print (17) 869-73 6). The cost of the printing is non-refundable. Contact Springfield Blue Print for information about postage and handling non-refundable opening charges.

A pre-bid meeting for general contractors & subcontractors will be conducted on Monday, October 12, 2009 at 4:00 P.M. local time the meeting will be at the existing high school site. Attendance is strongly suggested for the general contractors and major sub-contractors.

Each bidder shall file with his bid a Cashier's Check, Certified Check or Bidder's Bond, for five percent (5%) of the total amount bid made payable unconditionally to the City of Buffalo.

The bidder to whom a contract is awarded will be required to provide a Performance, Labor and Material Bond for 100% of the contract in conformity with the requirements of the general provisions.

Bidders must comply with the Missouri State Prevailing Wage rate referred to in the specifications. The contractor and his subcontractors will be obligated not to discriminate in employment practices. The non-discrimination stipulations and wage rate determination are included in the contract documents.

The City of Buffalo, Missouri reserves the right to reject any and all as well as irregular proposals, and to waive informality with such waivers being considered by the City of Buffalo, Missouri to be in its best interest and to conform to local laws and ordinances pertaining to the letting of the construction contracts.

Bids received after the specified time for opening will be returned unopened.

Any questions concerning bids should be directed to the office of the Architect, Werner & Associates Architects L.C., 3044 East 11th Street, Springfield, Missouri 65802, phone (417) 862-3247, for interpretation.

The bidder shall supply all the information required by the Specifications. Bids must be submitted on a B.I.D. Form included in the Specifications and copies of same must be submitted in envelope type and addressed and marked per the instructions to bidders to the City of Buffalo, Missouri, and shall bear the name of the bidder.

**St. Louis Community Development Administration
2010 – 2014 Consolidated Plan – Stakeholder Survey**

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: _____

ADDRESS: _____

EMAIL: _____

CONTACT PERSON: _____

PHONE/FAX NUMBERS: _____

1. What services does your organization provide?

2. Do you consider yourself or your organization/agency to be a:

- ☐ Non-profit social services provider
- ☐ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☐ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☐ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- ☐ Homelessness
- ☐ Unable to find affordable housing
- ☐ Unaffordable rent
- ☐ Unaffordable mortgage
- ☐ Overcrowding/Doubling up
- ☐ Living in neighborhoods which are unsafe
- ☐ Living in housing which is in need of repair
- ☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Dear Stakeholder,

The City of St. Louis in order to complete a requirement of the U.S. Department of Housing and Urban Development asks that you complete the enclosed survey, which is being conducted in support of the City's Five-Year Consolidated Plan and 2010 Annual Action Plan. As you may know, every five years the U.S. Department of Housing and Urban Development (HUD) requires that the City prepare a Five-Year Consolidated Plan. The purpose of the Plan is to identify community needs and to describe the housing and community development activities that the City intends to undertake with the HUD funds to address the needs during the period covered by the Plan. The Planning and Urban Design Agency is coordinating the formation of the Plan with the help of a consulting firm.

You have received the survey because your organization is a prior recipient of HUD funding. In order to help determine the needs of the community and where to place priority for funding for the next five years, the City is seeking participation from citizens, services providers and other community stakeholders. Your completion of the survey will provide useful information on how funds were utilized over the last five years and identify the best use of funds during the next five years.

Please complete the enclosed questionnaire either by hard copy or on line. Your candid and thoughtful reply will help our evaluation. Your response and any comments will be treated with utmost confidentiality.

Please fax your completed survey by Friday, October 30, 2009 to: 314-259-3406 or email to: planning@stlouiscity.com . This survey can also be completed online at <http://stlc.in.missouri.org/conplan/survey.cfm>

Thank you in advance for your input to this very important process.

Sincerely,

Don Roe
Acting Director
Planning & Urban Design Agency

MEETING SIGN-IN SHEET

[illegible]

[illegible]

Optional Information

Name LESLIE Windom REYNOLDS

Employer / Organization Green Girl Construction

Address / Email greengirl1101@gmail.com

Section One

Please indicate what you believe the priority of each category should be circling one response under each category:

- (1) Extremely Important
- (2) Very Important
- (3) Of some importance
- (4) Not important at all

Neighborhood Revitalization

How important is neighborhood revitalization for St Louis City?

(1) (2) (3) (4)

Infrastructure Improvements (Streets, Sidewalks, Parks, Sewers...etc)

How important are infrastructure improvement for St Louis City?

(1) (2) (3) (4)

Housing Preservation (Including Lead Paint Abatement)

How important is housing preservation for St Louis City?

(1) (2) (3) (4)

Affordable Housing Programs/ Initiatives

How important are affordable housing programs/ initiatives for St Louis City?

(1) (2) (3) (4)

Housing For People With Special Needs, including those with HIV/AIDS

How important is housing for people with special needs for St Louis City?

(1) (2) (3) (4)

Foreclosure Prevention

How important is foreclosure prevention for St Louis City?

(1) (2) (3) (4)

Homeless Services

How important are homeless services for St Louis City?

(1) (2) (3) (4)

Senior Services

How important are senior services for St Louis City?

(1) (2) (3) (4)

Youth Services

How important are youth services for St Louis City?

(1) (2) (3) (4)

Services For Those With Special Needs

How important are services for those with special needs for St Louis City?

(1) (2) (3) (4)

Economic Development / Job Creation

How important is economic development/job creation for St Louis City?

(1) (2) (3) (4)

Small Business Development

How important is small business development for St Louis City?

(1) (2) (3) (4)

**St. Louis Community Development Administration
2010 – 2014 Consolidated Plan – Stakeholder Survey**

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: Grand Oak Hill Community Corporation

ADDRESS: 4168 Junata St. Louis, MO 63116

EMAIL: zach@grandoakhill.org

CONTACT PERSON: Zach WILSON

PHONE/FAX NUMBERS: (P) 314-865-5530 ext 108 (F) 865-2530

1. What services does your organization provide?

Senior Services

Meals on Wheels

Home Repair for 4 wards

Rehabs for 1 ward

Problem Property

Tenant Screening for South City

2. Do you consider yourself or your organization/agency to be a:

- ☒ Non-profit social services provider
- ☒ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☐ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☐ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- ☐ Homelessness
- ☒ 2 Unable to find affordable housing
- ☐ Unaffordable rent
- ☐ Unaffordable mortgage
- ☐ Overcrowding/Doubling up
- ☐ Living in neighborhoods which are unsafe
- ☒ 1 Living in housing which is in need of repair
- ☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Each neighborhood is different. The ones
we serve need maintenance assistance
and stabilization of properties that
have falling into ^{the hands} of neglective property owners.

We need continued Home Repair programs,
Rehabs of under ^{used} ~~used~~ ^{property} ~~property~~ & tenant screening for our neighborhoods.

These programs help produce a safe & stabilized
neighborhood. Also further assistance with
small businesses.

**St. Louis Community Development Administration
2010 – 2014 Consolidated Plan – Stakeholder Survey**

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: Metrol St. Louis Equal Housing
Opportunity Council
ADDRESS: 1027 S. Vandeventer Ave., 6th FL St. Louis 63110
EMAIL: ehc.cmt@bircb.net
CONTACT PERSON: Mira Tanna
PHONE/FAX NUMBERS: 534-5800 x2.6 / 534-2551

1. What services does your organization provide?

Metre St. Louis Equal Housing Opportunity Council works to ensure equal ~~exp~~ access to housing through education, counseling, investigation + enforcement. We assist people who have been discriminated against in housing. We have a landlord-tenant hotline. We educate people on their rights and responsibilities to fair housing.

2. Do you consider yourself or your organization/agency to be a:

- ☒ Non-profit social services provider
- ☐ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☐ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☐ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- 6 Homelessness
- 2 Unable to find affordable housing
- 2 Unaffordable rent
- 9 Unaffordable mortgage
- 7 Overcrowding/Doubling up
- 8 Living in neighborhoods which are unsafe
- 1 Living in housing which is in need of repair
- 3 Other (specify): Fair Housing / Discrimination
- 4 Lock outs / Illegal Terminations / Utility shut offs
- 5 Evictions
- 10 security deposits not returned
- 11 housing being ~~stat~~ ~~awa~~ condemned due to nuisance proceedings

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem				
	25%	26% - 50%	51% - 75%	76% - 100%	
Extremely low-income (at or below 30% of the Area Median Income)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Low-income (at or below 60% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Moderate-income (at or below 80% of Area Median Income): less than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem				
	25%	26% - 50%	51% - 75%	76% - 100%	
Single	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Married without children: less than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Married with children: less than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Single parent households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Senior citizens: less than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicapped / disabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

There is a high demand/need for tenant education, counseling and legal assistance. There is a high demand for security deposit assistance so that tenants living in unsafe conditions can have the option to move - many are unable to move because they can't come up with the deposit. There is a strong need for rental assistance to keep low-income families in their homes and out of shelter.

The city's investment in socialserve.com has been one of the most useful investments to assist low-income individuals. The city should examine its nuisance procedures - sometimes these are used against families who have just one child who is difficult to control or used in domestic violence situations or used unevenly based on race. The occupants of "nuisance" properties should be contacted first by the NSO to find out what is occurring in the unit/household. Building inspectors should have more uniform ways of citing buildings in disrepair regardless of neighborhood or landlord.

The city should continue its support for fair housing. There is an overall lack of subsidized/low income housing

**St. Louis Community Development Administration
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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: Operation Brightside - PR&F
ADDRESS: 4646 Shenandoah Ave, St. Louis, MO 63110
EMAIL: opbright@stlouis.missouri.org
CONTACT PERSON: Mary Lou Green
PHONE/FAX NUMBERS: 314-772-4646 / 314-772-7444

1. What services does your organization provide?

Eradicates graffiti from public & private structures;
coordinates a city-wide clean up of streets, alleys
and vacant lots; beautifies public green spaces;
recruits volunteers & supports their clean up efforts;
increases public awareness of litter and promote
recycling.

2. Do you consider yourself or your organization/agency to be a:

- ☐ Non-profit social services provider
☐ Non-profit developer
☐ For-profit developer
☐ Trade or professional organization
☐ Community Action Agency
☐ Public Housing Authority
☒ Unit of local government
☐ Unit of State government
☐ Elected official
☐ Advocacy group
☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- ☐ Homelessness
☐ Unable to find affordable housing
☐ Unaffordable rent
☐ Unaffordable mortgage
☐ Overcrowding/Doubling up
☐ Living in neighborhoods which are unsafe
☐ Living in housing which is in need of repair
☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operation Brightside's services are citywide with services predominantly focused in low- and moderate-income areas, therefore percentages are broken down on same basis as census data. Operation Brightside does not track this info.

5. Please indicate the percentage of your clients who are:

Description

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Same as answer to #4.

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

CDA should continue to focus its efforts in a wholistic approach to making St. Louis a cleaner, safer more desirable place to live in which people of all income levels are able to safely live, work and raise a family. ~~if~~

Oct 28 09 12:22p Claude Brown

314-385-6233

p.3

OCT-27-2009 10:26A FROM:

314-367-1693

TO: 3856233

P.2

St. Louis Community Development Administration 2010 - 2014 Consolidated Plan - Stakeholder Survey

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: ST. LOUIS Tax ASSISTANCE PROGRAM

ADDRESS: 12401 WOODCREST EXECUTIVE DR, 576300, ST. LOUIS, MO 63141

EMAIL: RSZWEDA@CONNERASH.COM

CONTACT PERSON: RON SZWEDA

PHONE/FAX NUMBERS: (314) 205-2510 ; (314) 205-2505

Oct 28 09 12:22p Claude Brown

314-385-6233

p.4

OCT-27-2009 10:27A FROM:

314-367-1693

TO: 3856233

P.3

1. What services does your organization provide?

INCOME TAX PREPARATION FOR LOW-INCOME FAMILIES.
TAX COUNSELING ON EARNED INCOME TAX CREDIT AND
CHILD TAX CREDIT AND EDUCATION CREDITS.
FINANCIAL EDUCATION ON AREAS SUCH AS OPENING
CHECKING & SAVINGS ACCOUNTS AND PREDATORY LENDING
ISSUES SUCH AS REFUND ANTICIPATION LOANS.

2. Do you consider yourself or your organization/agency to be a:

- ☐ Non-profit social services provider
- ☐ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☐ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official

☒ Advocacy group

☒ Other, Please Specify: NON-PROFIT ORGANIZATION UNDER
SECTION 501(C)(3).

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

N/A

- ☐ Homelessness
- ☐ Unable to find affordable housing
- ☐ Unaffordable rent
- ☐ Unaffordable mortgage
- ☐ Overcrowding/Doubling up
- ☐ Living in neighborhoods which are unsafe
- ☐ Living in housing which is in need of repair
- ☐ Other (specify): _____

Oct 28 09 12:23p Claude Brown

314-385-6233

p.5

OCT-27-2009 10:27A FROM:

314-367-1693

TO: 3856233

P. 4

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Percentage Dealing with Problem

Description

	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description

Percentage Dealing with Problem

	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled }	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Oct 28 09 12:23p Claude Brown

314-385-6233

p.6

OCT-27-2009 10:27A FROM:

314-367-1693

TO: 3856233

P.5

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

RESIDENTS SHOULD HAVE ACCESS TO PROGRAMS
SUCH AS THE TAX ASSISTANCE PROGRAM TO
ENABLE THEM TO LEGALLY CLAIM TAX BENEFITS
TO WHICH THEY ARE ENTITLED TO REALIZE
JUSTICE UNDER OUR LEGAL SYSTEM.

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We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

Ujamaa Community Development Corporation and
NAME OF ORGANIZATION/AGENCY: Black Family Land Trust, Inc

ADDRESS: P.O. Box 5337/3033 N Euclid Ave, Bldg 3 - Ste 208, St. Louis, MO 63115

EMAIL: dpennington@ujamaastl.org

CONTACT PERSON: Dorothy Pennington, Executive Director

PHONE/FAX NUMBERS: Phone: 314-382-4440; Fax: 314-382-4460

1. What services does your organization provide?

Community development for the First Ward, education and outreach for residents,

including but not limited to affordable housing, life skills training, and nuisance property abatement.

2. Do you consider yourself or your organization/agency to be a:

- ☒ Non-profit social services provider
- ☒ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☒ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☒ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- ☐ Homelessness
- ☒ 3 Unable to find affordable housing
- ☐ Unaffordable rent
- ☐ Unaffordable mortgage
- ☐ Overcrowding/Doubling up
- ☒ 1 Living in neighborhoods which are unsafe
- ☒ 2 Living in housing which is in need of repair
- ☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single *assuming adult, 1 person household	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children 16%, 747 families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children 7%, 309 families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households 18%, 8181 families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens (> 65 yrs) 17%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Not sure

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

UJAMAA believes the following are most important things the City should focus on in preparing to plan to deal with the housing and community development needs of our community:
walkable communities, quality and accessible goods and services (banking, recreation, retail, and medical), sustainable rehab and construction methods (efficient energy use), transportation, storm water management, mixed-income (access to mainstream information), and access to social services and life-skills training.

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We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: St. Louis Area Agency on Aging

ADDRESS: 1520 Market Street #4065

EMAIL: sykorad@stlouiscity.com

CONTACT PERSON: David P. Sykora

PHONE/FAX NUMBERS: (314) 657-1681 / 612-5915

1. What services does your organization provide?

Home Delivered Meals for the elderly and disabled.

2. Do you consider yourself or your organization/agency to be a:

- ☐ Non-profit social services provider
- ☐ Non-profit developer
- ☐ For-profit developer
- ☐ Trade or professional organization
- ☐ Community Action Agency
- ☐ Public Housing Authority
- ☒ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☐ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- ☐ Homelessness
- ☐ Unable to find affordable housing
- ☐ Unaffordable rent
- ☐ Unaffordable mortgage
- ☐ Overcrowding/Doubling up
- ☐ Living in neighborhoods which are unsafe
- ☐ Living in housing which is in need of repair
- ☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moderate-Income (at or below 80% of Area Median Income)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Handicapped / disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	16%			

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

The precentage frail elderly living alone in the City of St. Louis is

increasing since these individuals exist on a minimal income, they need a

broad range of services ranging from services for daily living to assistance

with home maintenance and repair.

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We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown of the Baden Group at (314) 753-1755.

NAME OF ORGANIZATION/AGENCY: Community Renewal + Dev., Inc.

ADDRESS: 2754 Bacon Ave.

EMAIL: smartinez@sfm-stl.com

CONTACT PERSON: SAL Martinez

PHONE/FAX NUMBERS: office: (314) 279-9900 fax: (314) 279-9902

1. What services does your organization provide?

Mixed-income housing development and various
social services

2. Do you consider yourself or your organization/agency to be a:

- ☒ Non-profit social services provider
- ☒ Non-profit developer
- ☐ For-profit developer
- ☒ Trade or professional organization
- ☒ Community Action Agency
- ☐ Public Housing Authority
- ☐ Unit of local government
- ☐ Unit of State government
- ☐ Elected official
- ☐ Advocacy group
- ☐ Other, Please Specify: _____

3. If you provide housing-related services, please rank the top three housing problems faced by your clients. (Use "1" to identify the most serious problem, "2" the next serious, etc.)

- 7 Homelessness
- 1 Unable to find affordable housing
- 2 Unaffordable rent
- 4 Unaffordable mortgage
- 6 Overcrowding/Doubling up
- 6 Living in neighborhoods which are unsafe
- 3 Living in housing which is in need of repair
- ☐ Other (specify): _____

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Extremely low-income (at or below 30% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low-income (at or below 50% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income (at or below 60% of the Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate-income (at or below 80% of Area Median Income)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Please indicate the percentage of your clients who are:

Description	Percentage Dealing with Problem			
	25%	26% - 50%	51% - 75%	76% - 100%
Single	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married without children	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Married with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parent households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped / disabled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

The production of additional affordable housing.

To identify additional funds for home repair needs.



**CITY OF ST. LOUIS
ST. LOUIS DEVELOPMENT CORPORATION
FY 2010–2015 CONSOLIDATED PLAN QUESTIONNAIRE**

Since 1995, the City of St. Louis, through its office of Community Development Administration (CDA), has engaged in a consolidated planning process to address the socio-economic need of its citizens through four key housing and community programs; Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

The City encourages active participation and input from the community as part of the consolidated planning process. Preparation of this Five-Year Consolidated Plan is currently underway in the City of St. Louis. The City of St. Louis would like you to respond to the attached questionnaire, evaluating the priority of key community programs. Your response will help shape the short and long-term strategy for the City.

Name:	
Organization:	
Address:	
City:	
State:	
Zip:	
E-mail:	

Section 1

Neighborhood Preservation

Neighborhood Revitalization How important is neighborhood revitalization for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Infrastructure Improvements (Streets, Sidewalks, Parks, Sewers...etc) How important are infrastructure improvement for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important
---	---

Housing

Affordable Housing Programs/ Initiatives How important are affordable housing programs/ initiatives for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Housing For People With Special Needs, Including those with HIV/AIDS. How important is housing for people with special needs for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important
Foreclosure Prevention How important is foreclosure prevention for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Housing Preservation (Including Lead Paint Abatement) How important is housing preservation for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important

Community Services

Senior Services How important are senior services for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Youth Services How important are youth services for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important
Services For Those With Special Needs, Including those with HIV/AIDS How important are services for those with special needs for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Homeless Services How important are homeless services for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important
Economic Development	
Economic Development / Job Creation How important is economic development/job creation for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important	Small Business Development How important is small business development for St. Louis City? <input type="radio"/> Extremely important <input type="radio"/> Very important <input type="radio"/> Of some importance <input type="radio"/> Not very important

Section 2
 Please rank the following broad categories into how you think the City of St. Louis should allocate the future funding that it receives through the four key housing and community development programs.

	Very High	High	Medium	Low
Economic Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Section 3
 Please write any additional comments regarding the items listed above and or any programs you feel should be included in this plan.

Insert comments here



St. Louis Community Development Administration
2010 – 2014 Consolidated Plan – Stakeholder Survey

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Southwest Garden Neighborhood Association
Address:	4950 Southwest Ave.
City:	St. Louis
State:	MO
Zip:	63110
E-mail:	director@southwestgarden.org
Phone:	314-772-6082
Fax:	314-772-3412

1. What services does your organization provide?

We assist the Southwest Neighborhood Housing Corporation, the Southwest Garden Property Owners, and reputable private developers with identifying housing development projects addressing slum or blighted areas within the neighborhood.

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

- 1: Living in housing which is in need of repair
- 2: Living in neighborhoods which are unsafe
- 3: Other

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	Less than 25%
Very low-income (at or below 50% of the Area Median Income)	Less than 25%
Low-income (at or below 60% of the Area Median Income)	Less than 25%
Moderate-income (at or below 80% of Area Median Income)	Less than 25%

5: Please indicate the percentage of your clients who are:

Single	26% to 50%
Married without children	Less than 25%
Married with children	Less than 25%
Single parent households	Less than 25%
Senior citizens	Less than 25%
Handicapped / disabled	Less than 25%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Sustainable development for new housing. Encourage weatherization of existing housing. Educate citizens on how to reduce energy consumption. Increase the options for pedestrians and bicyclists (streetscape improvements).

Submit



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Hi-Pointe Center, Inc.
Address:	6020 Southwest Ave.
City:	St. Louis
State:	MO
Zip:	63139
E-mail:	hipointecenter@sbcglobal.net
Phone:	314-781-1617
Fax:	314-781-8750

1. What services does your organization provide?

"Supplemental food distribution to 2,000 low-mod income registered clients.

Economic assistance to low-income families through completing tax rebate forms, heating grants, and other referrals.

To provide information regarding available services and pro"

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1:

2:

3:

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	Greater than 76%
Very low-income (at or below 50% of the Area Median Income)	Less than 25%
Low-income (at or below 60% of the Area Median Income)	Less than 25%
Moderate-income (at or below 80% of Area Median Income)	Less than 25%

5: Please indicate the percentage of your clients who are:

Single	26% to 50%
Married without children	Less than 25%
Married with children	Less than 25%
Single parent households	Less than 25%
Senior citizens	Greater than 76%
Handicapped / disabled	51% to 75%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

The area of St. Louis city that Hi-Pointe Center serves has a severe shortage of affordable housing for senior citizens.

Submit



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	St. Elizabeth Adult Day Care Center
Address:	3401 Arsenal
City:	St. Louis
State:	MO
Zip:	63118
E-mail:	sjamiller@juno.com
Phone:	314-772-5107
Fax:	314-772-3674

1. What services does your organization provide?

Care for the elderly and handicapped individuals and their families in the City of St. Louis.

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1:

2:

3:

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	26% to 50%
Very low-income (at or below 50% of the Area Median Income)	Less than 25%
Low-income (at or below 60% of the Area Median Income)	Less than 25%
Moderate-income (at or below 80% of Area Median Income)	Less than 25%

5: Please indicate the percentage of your clients who are:

Single	
Married without children	
Married with children	
Single parent households	
Senior citizens	51% to 75%
Handicapped / disabled	26% to 50%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Teaching folks how to care for the housing once they are given housing. Not to rebuild public housing facilities every 20 years because they have been destroyed.

Submit



St. Louis Community Development Administration

2010 – 2014 Consolidated Plan – Stakeholder Survey

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	St. Margaret Housing Corporation
Address:	4067 Shenandoah
City:	St. Louis
State:	MO
Zip:	63110
E-mail:	ShawHousing@att.net
Phone:	314-773-7429
Fax:	

1. What services does your organization provide?

Improving and promoting good, safe housing in the Shaw neighborhood.

2. Do you consider yourself or your organization/agency to be:

Non-profit developer

3. If you provide housing-related services, please rank the top three housing problems faced your clients

- 1: Living in housing which is in need of repair
- 2: Unaffordable mortgage
- 3: Unable to find affordable housing

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)

Very low-income (at or below 50% of the Area Median Income)

Low-income (at or below 60% of the Area Median Income)

Moderate-income (at or below 80% of Area Median Income)

51% to 75%

5: Please indicate the percentage of your clients who are:

Single

Married without children

Married with children

Single parent households

Senior citizens

Handicapped / disabled

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

"1. Providing funding of development projects. We have a building right now we would like to develop, but we are trying to sell because we cannot obtain financing.

2. Rapid response to problem properties, especially those where there are reports of crimes"



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Contractors Assistance Program (CAP)
Address:	6330 Knox Industrial Drive, Suite 202
City:	St. Louis
State:	MO
Zip:	63139
E-mail:	cap@stlouis.missouri.org
Phone:	314-645-3398
Fax:	314-645-3899

1. What services does your organization provide?

Contractors Assistance Program is a one stop communication, resource and educational center geared toward helping area small, minority, and women owned companies receive a share of the public construction market by providing on site

2. Do you consider yourself or your organization/agency to be:

Trade or professional organization

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1:

2:

3:

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	<input type="text"/>
Very low-income (at or below 50% of the Area Median Income)	<input type="text"/>
Low-income (at or below 60% of the Area Median Income)	<input type="text"/>
Moderate-income (at or below 80% of Area Median Income)	Less than 25% <input type="text"/>

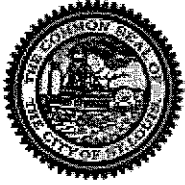
5: Please indicate the percentage of your clients who are:

Single	<input type="text"/>
Married without children	<input type="text"/>
Married with children	<input type="text"/>
Single parent households	<input type="text"/>
Senior citizens	<input type="text"/>
Handicapped / disabled	<input type="text"/>

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

When considering community development, the city should focus on utilization of MBE and section 3 firms

Submit



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Carondelet Community Betterment Federation
Address:	6408 Michigan Ave.
City:	St. Louis
State:	MO
Zip:	63111
E-mail:	ccbf5@charterinternet.com
Phone:	314-752-6339
Fax:	314-752-3896

1. What services does your organization provide?

House Repair - USDA Food - Senior Center - Literacy -
 Forgivable Loan - Utility Assistance - Circuit Breakers -
 100 Neediest Cases

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

- 1: Living in housing which is in need of repair
- 2: Unable to find affordable housing
- 3: Unaffordable rent

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	Less than 25%
Very low-income (at or below 50% of the Area Median Income)	Less than 25%
Low-income (at or below 60% of the Area Median Income)	26% to 50%
Moderate-income (at or below 80% of Area Median Income)	51% to 75%

5: Please indicate the percentage of your clients who are:

Single	Less than 25%
Married without children	Less than 25%
Married with children	26% to 50%
Single parent households	51% to 75%
Senior citizens	26% to 50%
Handicapped / disabled	Less than 25%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Affordable housing for low-mod income families. Help with utility bills.



Submit



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Senior Home Security, Inc. dba Home Services, Inc.
Address:	5019 Northrup Avenue
City:	St. Louis
State:	MO
Zip:	63110
E-mail:	john@srhomeservices.com
Phone:	314-771-5000 Ext 15
Fax:	314-771-5005

1. What services does your organization provide?

Home Services, Inc. provides residential minor home repairs to include carpentry, electrical and plumbing, as well as safety and security, major and minor accessibility modifications, energy and weatherization services and certified HVAC services to hom

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

- 1: Living in housing which is in need of repair
- 2: Homelessness
- 3: Living in neighborhoods which are unsafe

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	51% to 75%
Very low-income (at or below 50% of the Area Median Income)	26% to 50%
Low-income (at or below 60% of the Area Median Income)	
Moderate-Income (at or below 80% of Area Median Income)	

5: Please indicate the percentage of your clients who are:

Single	
Married without children	
Married with children	
Single parent households	
Senior citizens	Greater than 76%
Handicapped / disabled	51% to 75%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Resources for minor residential repairs must be available to elderly homeowners and also disabled homeowners to prevent further building damage and therefore, residents are forced out of their homes into institutional care which would cost more than the r

Submit



St. Louis Community Development Administration

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Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Harambee Youth Training Organization
Address:	1142 Hodiament Avenue
City:	St. Louis
State:	MO
Zip:	63112
E-mail:	harambee@ncfstl.org
Phone:	314-726-2302
Fax:	314-726-1264

1. What services does your organization provide?

"Job training and mentoring for at-risk youth (ages 12-18); Free tuckpointing home repair for low-income city homeowners; Extended job training and employment for young adults (ages 18-21) in the masonry trades"

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1: Living in housing which is in need of repair

2:

3:

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	51% to 75%
Very low-income (at or below 50% of the Area Median Income)	26% to 50%
Low-income (at or below 60% of the Area Median Income)	
Moderate-income (at or below 80% of Area Median Income)	

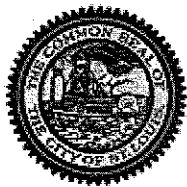
5: Please indicate the percentage of your clients who are:

Single	51% to 75%
Married without children	Less than 25%
Married with children	26% to 50%
Single parent households	26% to 50%
Senior citizens	51% to 75%
Handicapped / disabled	26% to 50%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

1. Based on our experience over the last decade of providing free tuckpointing for low-income homeowners in Wards 22 and 26 (and more recently in South City), we are finding that there is a great need for free or subsidized-cost roofing and masonry repair

Submit



St. Louis Community Development Administration

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We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Vashon Jeff VanderLou Initiative Inc.
Address:	3030 Locust
City:	St. Louis
State:	MO
Zip:	63103
E-mail:	grobnett@netzero.net
Phone:	314-371-8585
Fax:	314-371-8589

1. What services does your organization provide?

Management Assistance Program, Community Development & Renewal, Economic Development, Public Safety, Town Hall Meetings, Special Events (Community Empowerment Festival, First Day of School Celebration, Academic Achievement Programs, Holiday Programs, Senior

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

- 1: Unaffordable rent
- 2: Living in housing which is in need of repair
- 3: Unaffordable mortgage

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	51% to 75%
Very low-income (at or below 50% of the Area Median Income)	26% to 50%
Low-income (at or below 60% of the Area Median Income)	Less than 25%
Moderate-income (at or below 80% of Area Median Income)	Less than 25%

5: Please indicate the percentage of your clients who are:

Single	51% to 75%
Married without children	Less than 25%
Married with children	Less than 25%
Single parent households	51% to 75%
Senior citizens	51% to 75%
Handicapped / disabled	Less than 25%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

"1. Homeowner / Renter Education
2. Creation of more homeownership opportunities.
3. Mixed income developments
3. Establish a consolidated housing plan that is not influenced by ward boundries, but by accessibility to services, transportation, schools, et"

Submit



St. Louis Community Development Administration

2010 – 2014 Consolidated Plan – Stakeholder Survey

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Expanded Recreation Program - Recreation Division, C
Address:	5600 Clayton Ave.
City:	St. Louis
State:	MO
Zip:	63110
E-mail:	PecautK@stlouiscity.com
Phone:	314-289-5342
Fax:	314-535-3901

1. What services does your organization provide?

Expanded Recreation services to citizen of the City of St. Louis. We have three major programs: Expanded Leagues - sports league program from ages 5-17, Senior Services, and Summer Day Camps 4-12.

2. Do you consider yourself or your organization/agency to be:

Unit of local government

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1:

2:

3:

4: Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	26% to 50%
Very low-income (at or below 50% of the Area Median Income)	26% to 50%
Low-income (at or below 60% of the Area Median Income)	26% to 50%
Moderate-Income (at or below 80% of Area Median Income)	Less than 25%

5: Please indicate the percentage of your clients who are:

Single	Less than 25%
Married without children	Less than 25%
Married with children	Less than 25%
Single parent households	Greater than 76%
Senior citizens	Less than 25%
Handicapped / disabled	Less than 25%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

"Try to depoliticize the process and fund programs that produce results"

Submit



St. Louis Community Development Administration

2010 – 2014 Consolidated Plan – Stakeholder Survey

This survey intends to discover more about the services and activities of various organizations that are actively involved in administering community development programs or providing services to residents in the City of St. Louis. Your responses, along with those of all other agencies and organizations in the community, will provide a foundation and direction for the City's community development plans for the next five years.

Please answer all questions in as much detail as possible. We welcome any additional comments. If you need more space for your responses you may attach additional sheets of paper. Skip any question that does not apply to your agency or organization. Please fax your completed survey to (insert fax number) or email to (insert email address). This survey can also be completed online at (insert link).

We appreciate the time you are taking to respond to this survey.

If you have questions or would like additional information, you may contact Claude Brown at (314) 753-1755.

Name of Organization/Agency:	Community Women Against Hardship
Address:	3963 West Belle Place
City:	St. Louis
State:	MO
Zip:	63108
E-mail:	cwah@sbcglobal.net
Phone:	314-289-7523
Fax:	314-289-7523

1. What services does your organization provide?

Programs and Services to families struggling with poverty issues. Services: warehouse of furniture, household items, appliance,s clothing boutique and food pantry. In addition we provide class work for development of youth and for parents.

2. Do you consider yourself or your organization/agency to be:

Non-profit social services provider

3. If you provide housing-related services, please rank the top three housing problems faced your clients

1:

2:

3:

4. Approximately what percentage of your clients have a total household income which falls into each of the following general income categories:

Extremely low-income (at or below 30% of the Area Median Income)	
Very low-income (at or below 50% of the Area Median Income)	26% to 50%
Low-income (at or below 60% of the Area Median Income)	26% to 50%
Moderate-Income (at or below 80% of Area Median Income)	

5: Please indicate the percentage of your clients who are:

Single	
Married without children	
Married with children	
Single parent households	51% to 75%
Senior citizens	Less than 25%
Handicapped / disabled	Less than 25%

6. Please state below what you believe are the most important things the City should focus on in preparing a plan to deal with the housing and community development needs of our community.

Developing low to moderate income housing using "Green" materials working in partnership with not-for-profits to result in below market rates.

Submit

APPENDIX C:

**CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT ADMINISTRATION**

**HUD TABLES
NOVEMBER, 2009**

Grantee Name: **St. Louis City, Missouri**

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H-	Plan to Fund? Y/N	Fund Source: CDB
					Year 1		Year 2		Year 3		Year 4 *		Year 5 *							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Housing Needed	52. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	Y	C
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	56. Physically Disabled	550	0	550	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	58. Persons w/ HIV/AIDS & their families	50	0	50	575	0	0	0	0	0	0	0	0	0	575	0	0%	M	Y	A,O
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%			
	Total	600	0	600	575	0	0	0	0	0	0	0	0	0	575	0	0%			
Supportive Services Needed	60. Elderly	55000	13750	41250	1065	0	0	0	0	0	0	0	0	0	1065	0	0%	H	Y	C
	61. Frail Elderly	9300	0	9300	0	0	0	0	0	0	0	0	0	0	0	0	0%	H	Y	C
	62. Persons w/ Severe Mental Illness	17600	10300	7300	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	63. Developmentally Disabled	5160	5976	-816	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	64. Physically Disabled	79457	55620	23837	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	Y	C
	65. Alcohol/Other Drug Addicted	20000	7100	12900	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	66. Persons w/ HIV/AIDS & their families	0	0	0	300	0	0	0	0	0	0	0	0	0	300	0	0%	H	Y	A,O
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%			
	Total	186517	92746	93771	1365	0	0	0	0	0	0	0	0	0	1365	0	0%			

[illegible]

[illegible]

Housing Needs Table				Grantee: St. Louis City, Missouri																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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St. Louis City, Missouri**Housing Market Analysis***Complete cells in blue.*

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<u>Affordability Mismatch</u>						
Occupied Units: Renter		39037	14241	5368	58646	6933
Occupied Units: Owner		6530	18839	19653	45022	2652
Vacant Units: For Rent	11%	4885	1412	283	6580	3451
Vacant Units: For Sale	5%	657	969	712	2338	838
Total Units Occupied & Vacant		51109	35461	26016	112586	13874
<u>Rents: Applicable FMRs (in \$s)</u>		\$526	\$654	\$842		
Rent Affordable at 30% of 50% of MFI (in \$s)		617	741	856		
Public Housing Units						
Occupied Units		3000			3000	
Vacant Units		1000			1000	
Total Units Occupied & Vacant		4000	0	0	4000	0
Rehabilitation Needs (in \$s)					0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population				Sheltered		Un-sheltered	Total	St. Louis City, Missouri												
				Emergency	Transitional			Data Quality												
1. Homeless Individuals				184	402	0	586	(A) administrative records ▼												
2. Homeless Families with Children				443	144	213	800													
	2a. Persons in Homeless with Children Families			0	0	0	0													
Total (lines 1 + 2a)				184	402	0	586													
Part 2: Homeless Subpopulations				Sheltered		Un-sheltered	Total	Data Quality												
1. Chronically Homeless				238		20	258	(N) enumerations ▼												
2. Severely Mentally Ill				95		0	95													
3. Chronic Substance Abuse				154		0	154													
4. Veterans				45		0	45													
5. Persons with HIV/AIDS				1		0	1													
6. Victims of Domestic Violence				94		0	94													
7. Youth (Under 18 years of age)				0		0	0													
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal			
Beds	Emergency Shelters																			
	Transitional Housing																			
	Permanent Supportive Housing																			
	Total																			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H. M. L.	Plan to Fund? Y. N.	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters																			
	Transitional Housing																			
	Permanent Supportive Housing																			
	Total																			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

[illegible]

[illegible]

	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	\$303,188	\$0	\$303,188	\$0										\$0	0	#DIV/0!	H	0	n	
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	19C CDBG Non-profit Organization Capacity Building	\$10,256,059	\$0	\$10,256,059	\$2,497,500										\$12,487,500	0	0%	H	0	y	HOME, CDBG
	19D CDBG Assistance to Institutes of Higher Education	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	19E CDBG Operation and Repair of Foreclosed Property	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	19F Planned Repayment of Section 108 Loan Principal	\$16,748,386	\$0	\$16,748,386	\$1,731,473										\$8,657,365	0	0%	H	0	y	
	19G Unplanned Repayment of Section 108 Loan Principal	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	19H State CDBG Technical Assistance to Grantees	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
20 Planning	570.205	\$5,970,943	\$0	\$5,970,943	\$1,630,000										\$8,150,000	0	0%	H	0	y	
	21A General Program Administration 570.206	\$20,330,090	\$0	\$20,330,090	\$3,329,940										\$16,649,700	0	0%	H	0	y	HOME, ESC
	21B Indirect Costs 570.206	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	21E Submissions or Applications for Federal Programs 570.206	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	21F HOME Rental Subsidy Payments (subject to 5% cap)	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	21G HOME Security Deposits (subject to 5% cap)	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	\$3,012,983	\$0	\$3,012,983	\$0										\$0	0	#DIV/0!	H	0	n	
	21I HOME CHDO Operating Expenses (subject to 5% cap)	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
22 Unprogrammed Funds		\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	31J Facility based housing - development	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	31K Facility based housing - operations	\$0	\$0	\$0	\$154,849										\$774,245	0	0%	L	0	y	HOPWA
	31G Short term rent mortgage utility payments	\$0	\$0	\$0	\$33,000										\$165,000	0	0%	L	0	y	HOPWA
	31F Tenant based rental assistance	\$0	\$0	\$0	\$700,000										\$3,500,000	0	0%	L	0	y	HOPWA
	31E Supportive service	\$0	\$0	\$0	\$198,669										\$993,345	0	0%	L	0	y	HOPWA
	31I Housing information services	\$0	\$0	\$0	\$60,000										\$300,000	0	0%	L	0	y	HOPWA
	31H Resource identification	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	31B Administration - grantee	\$198,897	\$0	\$198,897	\$59,192										\$295,958	0	0%	H	0	y	HOPWA
	31D Administration - project sponsor	\$0	\$0	\$0	\$59,192										\$295,958	0	0%	L	0	y	HOPWA
	Acquisition of existing rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Production of new rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rehabilitation of existing rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rental assistance	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Acquisition of existing owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Production of new owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rehabilitation of existing owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Homeownership assistance	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Acquisition of existing rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Production of new rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rehabilitation of existing rental units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rental assistance	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Acquisition of existing owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Production of new owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Rehabilitation of existing owner units	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Homeownership assistance	\$0	\$0	\$0	\$0										\$0	0	#DIV/0!	L	0	n	
	Totals	\$217,775,267	\$0	\$217,775,267	\$27,629,117	0	0	0	0	0	0	0	0	0	138145585	0	#DIV/0!				

APPENDIX D:

**CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT ADMINISTRATION**

**ANTI-POVERTY STRATEGY
NOVEMBER, 2009**

CITY OF ST. LOUIS: ANTI-POVERTY STRATEGY

INTRODUCTION

As a major urban center, the City of St. Louis has a disproportionate number of families and individuals that live in poverty. To a large extent, the opportunities and prospects for low-income households are determined by factors beyond the control of City government—these factors include changes in the national and global economies as well as legislation and appropriations at the federal and state levels. In spite of this, partnerships between non-profit organizations, businesses, and City government are making a significant difference in the lives of individuals and families that are striving for economic security in the City of St. Louis.

POVERTY IN GENERAL

Measures of Poverty

The current poverty measure employed by the United States was devised approximately 30 years ago. It is calculated by setting a threshold level of family income or resources. Families below that threshold are considered to live in poverty. In 2003, the poverty threshold was \$18,104 for a family of four. Critics of this method state that the official definition is too low, and that use of this measure underestimates the amount of severe economic hardship in the United States. Alternatives suggested include trying to measure direct hardship, such as the number of incidences of hunger or housing instability. Another method used by selected European nations defines a household as living in poverty if its income is less than one half of the national median.

A Closer Look at the Problem

Under the current premise, family resources examined in assessing poverty include after-tax income plus in-kind transfer payments for food and shelter. Subtracted from a family's "resources" are non-discretionary expenses such as childcare costs, transportation to employment, and out-of-pocket medical care expenses. This methodology may or may not present an accurate assessment of a family's financial situation.

One alternate recommendation is to adjust the poverty threshold to account for geographic differences, given that housing costs in particular vary so widely across geographies. This approach would also include adjusting the threshold on an annual basis. In the summer of 1999, the U.S. Bureau of Census issued a report considering the effect of a new poverty measurement in the U.S. Entitled "Experimental Poverty Measures 1990 to 1997." This report is available at www.census.gov/hhes/www/povmeas.html.

Despite their limitations, official poverty statistics probably offer a reasonably good proxy for harder to measure indicators of deprivation.

Statistical Summary

Between 1990 and 2000, the national poverty rate for individuals dropped from 13.1% to 12.4% according to Census data. In St. Louis, the poverty rate is significantly higher. The poverty rate in St. Louis, expressed in terms of % of individuals who experienced poverty in the previous year, remained unchanged in 2000 at the 24.6% reported in 1990. On the other hand, over this same period the poverty rate for female-headed households with children declined from 54.3% to 45.5%, and the poverty rate for children also declined from 39.7% to 36.4%.

Table 1:

**Percent of People living in Poverty Past 12 Months:
Census 2000**

Group	Percent Below Poverty Level
Families	20.8%
Families with Children under Age 18	29.8%
Families with Children under Age 5	35.7%
Female Headed Households with Children	45.5%
Female Headed Households—Children < Age 5	56.2%
Individuals	24.6%
Persons over Age 18	20.3%
Persons over Age 65	17.4%
Children under Age 18	36.4%
Unrelated Individuals over Age 15	28.0%

Table 2:

**# of People Living in Poverty Past 12 Months:
Census 2000**

Group	Number Below Poverty Level
Families	16,169
With related children <18 years	13,232
With related children < 5 years	6,539
Families with female householder, no husband present	11,503
With related children <18 years	10,173
With related children < 5 years	4,939

In August 2004, new estimates of poverty were released by the Census Bureau. This release suggested improvements in recent years. Percent of people below the poverty level in the past 12 months was 21.8 percent (versus 24.6 in 1999) and the percent of children under 18 who were below poverty level in the past 12 months was 32.8 percent (versus 36.4 in 1999). In both cases St. Louis ranked 13th among large cities according to the American Community Survey.

Poverty in the St. Louis Region

In 1970, St. Louis City had 51 neighborhoods that could be classified as “poverty census tracts.” However, according to a new report published by the Brookings Institution, Census 2000 data indicated a “dramatic decline” during the 1990s in the number of people living in high poverty census tracts or “neighborhoods” (defined as census tracts with poverty rates greater than 40 percent). The study concludes that economic inequality in major metropolitan areas as reported in the 1990s in cities and suburbs overall represented a significant improvement over economic inequality in the 1980s.¹

Entitled “Pulling Apart: Economic Segregation among Suburbs and Central Cities in Major Metropolitan Areas,” the study reports that after 30 years of decline, central cities overall across the nation have stopped falling further behind surrounding suburbs in per capita income. But the report also notes that this national trend is not reflected in the income gap between the suburbs and some central midwestern cities like St. Louis. The study generally concludes that concentrations of people in poverty are changing and that suburban poverty is on the rise.

The overall national per capita income gap between central cities and suburbs remained unchanged between 1990 and 2000, in stark contrast to the widening gaps in the previous two decades. For example, in 1989, the percentage of people living in poverty in St. Louis County was 5.7 percent, compared to 30.6 percent in St. Louis City. However, by the 2000 census, the poverty rate in St. Louis County had increased to 6.9%, while there was no change within the city.² While there is still a significantly higher rate of poverty in the City than in the County, the trend is towards a more even distribution.

The “Pulling Apart” report compares St. Louis City and suburban per capita income ratios for 2000, 1990, and 1980. The St. Louis Region Index for 2000 was 67.9, and it was ranked 8th in the nation, compared to 68.7 in 1990, when it was ranked 9th, and 72.7 in 1980 when it was ranked 6th. Thus, there appears to be a slow trend towards decreasing the gap in the ratio between per capita income of St. Louis City and per capita income in the surrounding suburban areas.³

WELFARE REFORM IN MISSOURI

Background and Status

The 1990s saw significant reforms in the welfare system, at both the federal and state levels. These changes affected the lives of low-income families.

¹ http://www.brookings.edu/dybdocroot/metro/pubs/20041018_econsegregation.pdf

² <http://www.census.gov/cgi-bin/saige/saige.cgi>

³ http://www.brookings.edu/dybdocroot/metro/pubs/20041018_econsegregation.pdf

In 1996, the U.S. Congress passed the Personal Responsibility and Work Opportunity Reconciliation Act ("PRWORA"). This Act replaced the old Aid for Families with Dependent Children ("AFDC") program with the Temporary Assistance for Needy Families ("TANF") program. PRWORA introduced a five-year lifetime limit on the receipt of TANF assistance. It also mandated strict work requirements for TANF recipients.

Currently, the TANF program requires states to ensure that 50% of all recipients are engaged in work activities. Most families are required to be engaged in work activities at least 30 hours per week to count towards participation rates. States are given participation rate credits based on previous caseload reductions: For each percentage point decrease in the caseload since 1996, one percentage point may be deducted from the required participation rate.

Welfare reform in Missouri began in 1993. The Division of Social Services ("DSS") oversees the TANF program in Missouri. It provides cash assistance to families based on income and family size for a period not to exceed 5 years or 60 checks in a lifetime. One goal of the TANF program is to end needy parents' dependency on government benefits by promoting job preparation, work and marriage. DSS describes its Beyond Welfare initiative as a set of programs aimed at preventing, reducing, and ending dependency.

Prevention programs include:

- A pre-kindergarten program, a daycare program for three and four year olds
- Early Childhood Care and Education, a parenting skills program.
- Educare and Caring Communities, school-based programs which link children with social services.
- Quest, a small pilot program aimed at teens.
- Independent Living, a program for foster children and troubled youths.
- Missouri Mentor Partnership, a public/private partnership.

Programs to reduce dependency include:

- FUTURES, a job training program which helps TANF families obtain child care, transportation, and training.
- Parents' Fair Share, a cooperative effort with the Child Support Enforcement Division that provides training for non-custodial parents of children receiving welfare.
- Self-Sufficiency Pacts, a plan outlining individual obligations which must be accepted by each member of a family on TANF.
- Child Support and Paternity Establishment services aimed at reducing the number of "deadbeat dads."
- Medicaid waiver expansions, which assists families making the transition from welfare to work by preserving their medical coverage.

Programs designed to end dependency include:

- Wage Supplementation, which uses TANF benefits to supplement wages paid by employers for up to nine months.
- Direct Job Placement, which helps employers experiencing labor market shortages to employ welfare recipients.
- Family and Community Maintenance Organizations, which coordinate the financing and delivery of services to children, youth, and families.

- 21st Century Communities, a system developed in Kansas City which includes direct job placement, wage subsidies, and other opportunities for employers and participants.
- One-Stop Service Centers, multiple agencies based within single locations to better serve Missourians seeking employment.
- Work First, a self-sufficiency assessment model. This program assesses the readiness of welfare recipients to enter the work force. Welfare recipients are classified as ready to work, able to work within 30 days pending provision of services, and unable to work without intensive case management services. Work First assists families in moving towards self-sufficiency before the state and federal time limits force them off public assistance.

Appraisal of Welfare Reform.

Between January of 1993 and February of 2004, recipients of TANF support in St. Louis dropped from 60,000 to less than 22,000, a decline of 56%. The local reduction was nearly identical to the statewide decline of 52%. These figures also resemble national rates. An estimated 141,400 people have now left welfare within the State of Missouri. Table 3 presents the change in TANF cases over time in the Missouri portion of the metropolitan statistical area. Table 4 presents selected characteristics of the TANF population for the same time period.

Table 3:
Number of Families/Households on TANF

	1998	1999	2000	2001	2002	2003	2004
Franklin County	369	294	299	284	280	306	291
Jefferson County	888	692	715	724	722	829	835
Lincoln County	211	177	226	215	175	207	185
St. Charles County	749	685	698	664	644	751	817
St. Louis County	7,707	7,014	7,236	6,604	6,061	5,794	5,801
St. Louis City	14,006	12,489	12,283	11,742	11,003	9,114	8,466
Warren County	124	115	107	128	91	99	102
MO MSATotal:	24,054	21,466	21,564	20,361	18,976	17,100	16,497

Table 4:
Individuals on TANF in St. Louis City

	1998	1999	2000	2001	2002	2003	2004
Children	N/A	N/A	24,468	23,089	19,637	15,037	13,168
Elderly	1,979	1,904	504	512	445	367	377
Female	26,306	23,787	23,277	21,974	19,441	15,288	13,634
Male	16,284	14,481	14,518	13,781	11,575	8,998	8,086
TOTAL:	42,590	38,268	37,795	35,755	31,016	24,286	21,720

The time limits and work requirements in the TANF program have been widely credited with reducing the TANF caseload. While these policy changes probably played a role, several other factors contributed to caseload reductions in the 1990s. These included:

- A strong economy, which generated jobs for low-income individuals;
- Expansion of child care services, which allowed more mothers to enter the labor market;
- Expansion of child support collections, which allowed many female-headed households to rise above poverty; and
- Reforms aimed at "making work pay," including increases in the minimum wage and expansion of the Earned Income Tax Credit.

Despite the decline of TANF caseloads, the poverty level has remained high. In reality, welfare reform has been much less successful at the task of reducing poverty than it has at reducing caseloads. Many of those pushed off welfare rolls and into low-paying jobs have remained mired in poverty. The large reductions in caseloads, in combination with the modest reductions in poverty levels, indicate that many former welfare recipients are working hard, but staying poor.

The Current Situation in Missouri

There is a great deal of uncertainty regarding the federal TANF program. TANF was originally scheduled to expire in September of 2002. It was intended that Congress pass reauthorization legislation before the expiration date, but Congress instead passed a series of three-month extensions to the current program. The continuing series of continuing resolutions has created an unsettled environment for the program, making it difficult to structure permanent programs at the state and local levels.

The House of Representatives has passed a reauthorization bill that would significantly increase the amount of work required of TANF recipients. The participation rate would rise from 50% to 70%. The number of work hours required to count toward the participation rate would rise from 30 hours to 40 hours. The maximum participation rate credits would be capped at 20%. Finally, the House bill would restrict the types of activities that count toward participation rates. These changes could create a serious fiscal strain for states, as they would be required to find resources needed to move many more recipients into work activities.

The House-passed legislation fails to make poverty reduction a key focus of TANF reauthorization. It fails to acknowledge that many families leaving welfare remain in poverty, lacking basic benefits such as health insurance, and often lacking opportunities to improve their skills.

The Senate Finance Committee has passed a bill that would increase work requirements somewhat, although though not as much as the House bill. Significantly, the Senate bill would increase funding for childcare services by \$7 billion over five years. This would be of significant assistance in moving more recipients into the workplace, but, as of this writing, the Senate has not been able to bring this bill to the floor for a vote.

Republicans in the House of Representatives indicated that they will refuse to pass any additional extensions after June 30, 2004 unless policy changes could be introduced. Leadership in both the House and the Senate have warned that waiting until next year to pass reauthorization legislation could jeopardize both additional funding for childcare and the size of the TANF block grant itself.

Thus, governmental and non-governmental agencies that serve people living in poverty are now bracing for the impact of future legislation, without being able to predict either the timing or the components of the legislation. This uncertainty is a serious problem.

GLOBALIZATION

The plight of the lowest-income people in St. Louis City is affected by changes in the global economy. Recent decades have seen an increase in capital mobility, freer international trade and a rise in the use of information technology. Together, these changes are often referred to as globalization.

The phenomenon of urban poverty is inextricably linked to the economic restructuring that comes with globalization, with low-income St. Louisans bearing a disproportionate share of the negative impacts of these changes. As manufacturing has moved overseas, St. Louis has lost tens of thousands of jobs for low-skilled workers. The jobs lost provided individuals without college educations with the means to live at least a lower middle class lifestyle. The lost jobs were replaced, if at all, with positions that invariably either pay less and provide fewer benefits or require significantly more skills than the unemployed individuals possess.

National policy and international economics form the environment in which the poorest St. Louisans live their lives. A meaningful solution to the problem of urban poverty will necessarily require national and international action. Nationally-based solutions like fully funding job training, increasing the minimum wage, expanding the Earned Income Tax Credit, revising and enforcing trade agreements, and tax cut incentives for businesses that create jobs here instead of overseas are ways that the federal government could, if it chose, begin to address the problem of urban poverty.

The effects of globalization have been analyzed by scholars such as Saskia Sassen and Manuel Castells. Some of the major effects include:

- *A decline in the manufacturing sector, and a rise in the service sector.* In the St. Louis MSA between 1970 and 1990, manufacturing employment declined by 15%, while business and health services employment more than doubled. Examples of this trend include:
 - The demise of the International Shoe Company, which once employed 30,000 in St. Louis.
 - The closure of the General Motors plant in 1979 for a loss of more than 10,000 jobs.
 - The 1998 closure of the Biltwell Company clothing factory in downtown St. Louis, with its 420 jobs moved to Costa Rica.
 - The loss of more than 20,000 jobs at the McDonnell-Douglas Corporation (now part of Boeing) since 1970.
- *Income polarization.* In 1970, a person in the upper earning quintile in the St. Louis MSA earned about 2.8 times as much as a person in the lowest quintile. By 1990, that ratio had increased to 3.4.

- *Increasing concentration of global finance and corporate headquarters.* St. Louis has been hard hit by the consolidation of banking and corporate headquarters. Examples of these trends in recent decades include:
 - In 1998, 420 St. Louis jobs were lost when the headquarters of the Sherwood-Davis medical device company was transferred to Massachusetts.
 - In the 1990s, a rash of bank mergers took away most of the bank headquarters in St. Louis. Examples include the Mercantile Bank, which bought out Germania Bank and the Missouri Savings Bank, and was subsequently absorbed by FirstStar of Milwaukee, and then US Bank. Another example is Boatmen's Bank, purchased by NationsBank in 1997 and later absorbed into Bank of America.

THE CITY OF ST. LOUIS STRATEGY

The City of St. Louis is committed to addressing poverty. However, it is clear to most observers that meaningful progress will depend upon policies at the national, state and regional level. Thus, the City's strategy combines efforts to ensure that effective policies at the national and state levels are put in place and implemented, as well as local initiatives to improve the skills of and options available to those with few job skills who tend to comprise the majority of people in poverty.

National Policy

The City will work with its representatives in the United States House of Representatives and Senate to develop and implement programs that have a positive impact on the City's poverty level and the lives of people now living in poverty. Some of these programs and initiatives are the following:

1. **TANF:** Passing legislation to institutionalize this program and make the changes necessary is extremely important. Under the current TANF program, families are beginning to be forced to leave welfare support due to time limit restrictions. Many of these families return to poverty, with virtually no safety net. Increasing the size of the TANF block grant would allow for continuing support for those in need as well as allow the City to strengthen its training programs. The City of St. Louis calls upon the federal government to reauthorize TANF under current rules, with additional funding for child care as called for in the Snowe Amendment.
2. **Employment Training:** There is wide consensus that too many people lack both the motivation and skills to participate successfully in the work force. As described in the Five Year Consolidated Plan, federally funded job training programs help people acquire the necessary skills and motivation. The ability to obtain and keep a job is crucial for a person trying to escape urban poverty. The City of St. Louis calls upon the federal government to reauthorize the Workforce Investment Act, providing both the funds and flexibility that will allow the St. Louis Agency on Training and Employment and its many partners to continue their work, particularly with the City's youth. The reauthorization should include a provision that allows funding to be used for

summer jobs programs, allowing children to focus on their schoolwork during the school year but offering them meaningful summer employment that can provide a skills and motivation basis for adult life.

3. **Minimum Wage:** Unfortunately, many of the jobs available to workers with minimal education pay minimum wage. The average minimum wage worker is an adult who brings home about half of his or her family's earnings. A person who works full time and receives the federal minimum wage does not make enough to raise a family above the poverty line. An increase in the minimum wage would allow these workers to receive a salary that would provide for more of their families' basic needs.
4. **EITC:** The Earned Income Tax Credit is a Federal tax credit available for low-income individuals and families. It is designed to decrease the burden of social security taxes and increase motivation to work. An individual or family with an income under a certain maximum level may file for the EITC and receive a tax refund if the EITC exceeds the amount of taxes owed. In 2004 millions of dollars were refunded to low-income St. Louis families who filed for the Earned Income Tax Credit. Raising the maximum income level for qualifying for the EITC and increasing the credit amount for those who are eligible would allow more St. Louisans to receive this credit and experience greater benefits from it. The money that the Earned Income Tax Credit refunds to these families can help alleviate some of the symptoms of poverty. The City has been working with its partners to ensure that those who are eligible take full advantage of the available credit.
5. **Tenant-Based Housing Subsidies:** Section 8 and Housing Choice Voucher tenant-based housing cost subsidies are important component of efforts to reduce poverty. These programs have been controversial in the past, especially where Section 8 tenants were "warehoused" in complexes where there was little or no maintenance; however, if properly administered, the program works, and, by limiting housing costs to 30 percent of household income, alleviates a significant burden on families in poverty. The City will articulate to both Congress and the Executive branch of the federal government the importance of these programs. A new element of these programs allows renters who qualify to purchase a home with the subsidy. Given that homeownership is traditionally the best way to accumulate wealth, this program could play an important role in dealing with poverty.
6. **Trade Agreements:** America needs to review and enforce our existing trade agreements. Some trade barriers and relaxed trade agreements can stifle U.S. exports, hurting American industries and their workers. The globalization of the world economy cannot be stopped, but a different direction on trade enforcement could unleash the potential of the American economy and help level the playing field. At a minimum, more help for displaced workers to help them avoid the dangers of poverty will be important.
7. **Tax Incentives:** Many American jobs have been lost to the outsourcing of overseas labor. Modifying tax policy to support businesses that create jobs at home and provide disincentives for transferring jobs to other countries should be considered. Such adjustments, however, must be done in a way that does not overly hamper the efforts of American corporations to become competitive in the world market.

State Policy

The role of the state is critical in the fight against poverty. State funds combined with federal funds are of central importance in day care services, health services, senior services, substance abuse treatment, mental health services and many other initiatives. A bitter

debate has grown in the state legislature about the ability and even desirability of providing these services to citizens in need. As suggested throughout the Five Year Strategy, the state has a central role if the reality of poverty is to be successfully addressed.

However, the state has its own financial problems that could inhibit its ability to deal successfully with poverty in the face of stagnant or decreasing federal support. An example of the troubling financial challenges faced by the State is that posed by the November 2nd affirmative vote on Amendment 3 in November of 2004. This vote will require that all motor vehicle sales tax revenue go towards transportation, redirecting that source of revenue from state general revenue to a new state road bond fund. The amendment has been estimated to cost state general revenue as much as \$187 million annually by Fiscal Year 2009 when the phase-in provisions expire.

The redirecting of funds will be used to pay back state bonds for highway construction and reconstruction. The proposed changes will directly impact state general revenue, which funds the majority of the state's services, including:

- Elementary, secondary and higher education
- Health care for seniors, kids and working poor families
- Mental health care
- Foster care and other services for abused and neglected children
- Local health departments.

Currently, Missouri is ranked 6th in the nation for the amount spent on roads per citizen. Given the fragile state of the state's general revenue fund, diverting additional funding from current critical needs like education and health care for Missouri's children is likely to be both painful and a step backward in the drive to reduce poverty.

Local Policy

Some of the services described throughout the Five Year Strategy are services intended to help those in poverty. Some, like Homeless Services, are basic elements of the "safety net" geared to those in the greatest need. Others like job training, job creation and education are more fundamental to a long term reduction in the City's poverty level. Unfortunately, the current state of the City's economy will not allow the City to address these problems in a meaningful way without new and higher levels of state and federal resources.

The strategy does, however, include a number of recommendations and objectives that are central to the reduction of poverty. The City can help to fight poverty over the long term by:

- Promoting economic development, especially job intensive industries with decent salaries. The life sciences industry is one such industry that the City is actively engaged in developing.
- Encouraging young people to complete their educations and training to fill these jobs. Washington University and Saint Louis University both have programs where their graduate students spend time in the City's public schools, generating interest among these youth in life sciences careers. The St. Louis Community College system also has

programs that train high school graduates for less skilled jobs in these fields—even less-skilled jobs in the life sciences and healthcare industries pay significantly higher than poverty level.

- Continuing to improve the quality of the City's public schools, and continuing to ensure that choice—charter schools, private schools, parochial schools—is available to City parents. Another initiative is expanding the number of magnet schools.
- Providing other employment readiness and training services to those in need, in particular with respect to information technology skills.
- Building the tax base so that basic city services and “safety net” services can be provided to all. While true City self-sufficiency is still a long way off, progress towards this goal is being made. A healthier City economy will allow the City to improve the quality of the services it offers to its citizens still in poverty.
- Helping less affluent citizens purchase a home in a neighborhood where housing values are likely to increase. While this strategy may not be completely appropriate for those who truly live in poverty, the availability of homeownership opportunities for people of low- and moderate-income can be position homeownership as a “goal within reach” for people who cannot see any way they could possibly become homeowners. The new American Dream Downpayment Initiative will help low-income people take advantage of the major way in which most American families build wealth.
- Insuring that the problem of abandoned and nuisance properties in low-income neighborhoods is effectively addressed, thereby preserving the value of neighborhood property for those low-income people who are already homeowners.
- Developing and implementing mechanisms for better and more widely available day care, pre-school, after school services that allow single parents to regularly work without abandoning their children. The City is currently engaged in discussions to expand the number of professional day care services in the City and to ensure that home day care services are properly supervised.

Local Agencies Addressing Poverty

The following lead government agencies and non-profit agencies address poverty or problems closely related to poverty in the City of St. Louis:

- **Department of Human Services**
634 North Grand Boulevard
St. Louis, Missouri 63103

The Department of Human Services is a department of city government that administers a mix of social service programs. As a direct service to the citizens of St. Louis, it provides information and referrals for various private and public programs. It also coordinates programming and funding for the Office for the Disabled, Veteran Affairs, Youth and Family Services, Homeless Services, and the St. Louis Area Agency on Aging.

- **Department of Health**
634 N. Grand Boulevard
St. Louis, Missouri 63103

Programs and services of the City of St. Louis Department of Health protect the public by working to assure a safe and healthy environment. The Department assists individuals in achieving and maintaining good health, offering a wide variety of programs and services, including disease prevention, food and beverage control, tuberculosis clinic, lead poisoning clinics, and sexually transmitted diseases services.

- **City of St. Louis Housing Authority**
4100 Lindell Boulevard
St. Louis, Missouri 63108

The St. Louis Housing Authority is a federally funded agency operating under a Board of Directors appointed by the Mayor and elected by Tenant Affairs Boards. The Authority administers approximately 40 housing complexes, as well as the City's Section 8 and Housing Voucher programs which allows eligible families and seniors to choose a rental home that meets their needs, while paying just 30% of their income.

- **St. Louis Agency for Training & Employment**
1017 Olive Street
St. Louis, Missouri 63101

SLATE is the City's recipient of workforce investment act funding for both youth and adult programs. The agency provides a "one stop center" for job readiness development, skills development referrals, job seeking skills and job referrals. The agency is examining the possibility of merging with other such agencies in the region, so that a more global and regionally based approach to employment can be delivered.

- **St. Patrick's Center**
1200 N. 6th Street
St. Louis, Missouri 63101

St. Patrick's Center is one of many nonprofits assisting people in achieving independence and serving homeless, mentally ill, and chemically dependent individuals and families in the St. Louis area. Many who are homeless or at the risk of becoming homeless, have received critical assistance through St. Patrick's.

- **United Way**
1111 Olive Street
St. Louis, Missouri 63101

United Way of Greater St. Louis conducts an annual campaign to raise money for organizations in the City and surrounding counties, monitors community needs, reviews agencies to determine how best to allocate funding, and is an active participant in many community service projects.

- **Catholic Charities, Archdiocese of St. Louis**
4532 Lindell Boulevard
St. Louis, Missouri 63108

Catholic Charities is the largest private provider of social services in Missouri. Organized as a federation, Catholic Charities is comprised of fourteen agencies offering more than 100 programs to assist, on average, more than 100,000 impoverished people annually.

- **Better Family Life**
724 Union Boulevard
St. Louis, Missouri 63108

Better Family Life focuses on the dignity and self-sufficiency of the region's African-American population and primarily serves individuals and families in the City. The organization is one of the SLATE's primary contractors for youth development and mentoring services.

- **Employment Connection**
4000 Laclede Avenue
St. Louis, Missouri 63108

Employment Connection focused heavily on employing those incarcerated following their release but has now expanded its focus to include others in need of employment. The agency has a significant track record of successfully placing the chronically hard-to-place.

- **Human Development Corporation**
929 N. Spring Avenue
St. Louis, MO 63108

The Human Development Corporation provides a range of services to assist low-income individuals and families in gaining the skills, knowledge, and motivation needed for to self-sufficiency, is the official "Community Action Agency" for the City. Since 1964, HDC has been dedicated to human dignity and self-sufficiency.

Asset Building Initiatives

One way to combat cycles of poverty is to focus on building the assets of those in poverty and those at risk of poverty. In the City of St. Louis, several agencies are attempting to do this by establishing escrow accounts and Individual Development Accounts ("IDAs"), as well as through a variety of financial literacy programs. These include the following

- **Family Self Sufficiency Program ("FSS"), St. Louis Housing Authority:** Family Self-Sufficiency ("FSS") is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. An interest-bearing FSS escrow account is established by the Housing Authority for each participating family. An escrow deposit, based on increases in earned income by the family, is credited to this account by the Housing Authority during the term of the FSS program. The Housing Authority may make a portion of this escrow account available to the family during the term of the 5-year contract to enable the family to complete higher education, vehicle purchase, or address other goals that advance self-sufficiency. If the family completes the program and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the household.
<http://www.hud.gov/offices/pih/programs/hcv/fss.cfm>
- **Urban League/Altria/Magic Johnson Financial Literacy Initiative:** The Urban League of Metropolitan St. Louis, together with the Altria Corporation and celebrity Magic Johnson, is sponsoring a financial literacy program for African-American youth. Lessons from the program are sure to be well-received given the active participation of Magic Johnson. The goal of the program is to ensure that at-risk youth are offered the skills they need to build assets and self-sufficiency in adult life.
- **Beyond Housing/Neighborhood Housing Services Individual Development Accounts ("IDAs"):** IDA's are the centerpiece of a new asset-based strategy that creates hope, strengthens families, and develops a plan for an enduring escape from poverty. Beyond Housing participants commit to saving a minimum of \$10 to a maximum of \$50 each month for a period of up to three years. The United Way of Greater St. Louis has dedicated funds to support the program and match the savings on a dollar for dollar basis. Each participant identifies a specific goal chosen from a list of five approved assets: homeownership, post secondary education, home repair, business start-up, or purchase of a vehicle needed to access a living-wage job. When an individual meets the savings goal, and completes certain financial education classes, the savings institution releases a check for the participant.
[http://www.beyondhousing.org/stories/storyReader\\$33](http://www.beyondhousing.org/stories/storyReader$33)
- **People's Clinic:** In addition to its original mission of providing quality affordable primary health care services to the north side of the City's primarily African-American population, People's Clinic is now expanding to deliver a more holistic range of services, including an IDA program for their clients. The organization's strong standing in the communities it serves is ensuring both the popularity and success of this program.

Summary

As described through out this Five Year Consolidated Plan and Strategy as well as in this Appendix, the City works closely with a number of organizations that are engaged in fighting poverty on a variety of levels, in addition to engaging in a variety of activities that address poverty on a broader level. These activities include direct economic development, partnering in a variety of ways with others engaged in economic development, and a variety of initiatives to advance the skills and job-readiness of those without significant job skills. As noted above, however, the City alone has neither the resources nor the comprehensive range of control necessary to address the root causes of poverty—federal and state assistance will continue to be necessary to address this significant problem.

APPENDIX E:

**CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT ADMINISTRATION**

**SUMMARY OF SPECIFIC OBJECTIVES
NOVEMBER, 2009**

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-3 Sustainability of Economic Opportunity							
EO-3 (3) CDO-PS-E-3 SNO-FE-1	Sustain economic opportunities by providing quality adult day care for the elderly and impaired in a community setting, enabling family care givers to remain in the workforce.	CDBG	■ No. of persons assisted	2010	65		0%
				2011	65		0%
				2012	65		0%
				2013	65		0%
				2014	65		0%
		MULTI-YEAR GOAL			325	0	0%
			■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Sustain economic opportunities by providing quality adult day care for the elderly and impaired in a community setting, enabling family care givers to remain in the workforce.			2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1 (1) OHO- 13,14	Assist low-/moderate-income homeowners in improving the quality of decent housing by achieving code compliance and lead safety and by providing emergency repair assistance to low-income homeowners.	CDBG	■ No. of housing units repaired	2010	270		0%
				2011	270		0%
		HOME		2012	270		0%
				2013	270		0%
				2014	270		0%
			MULTI-YEAR GOAL		1,350	0	0%
			■ No. of units occupied by elderly households.	2010			#DIV/0!
				2011			#DIV/0!
			■ No. of units brought from substandard to standard condition.	2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
	Improve the quality of and accessibility to decent housing for low- and moderate-income individuals and families through inspection services, homeowner education and counseling, emergency home repair, code rehabilitation, lead hazard reduction, home improvement forgivable and deferred payment loans and loan servicing activities.		MULTI-YEAR GOAL			0	#DIV/0!
			■ No. of units meeting Energy Star standards.	2010			#DIV/0!
				2011			#DIV/0!
			■ No. of units brought into compliance with the lead safe housing rule.	2012			#DIV/0!
				2013			#DIV/0!
			■ No. of units made Section 504 accessible.	2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1 (2) OHO-14 SNO-E-2	Expand the number of accessible and adaptable housing units.	CDBG	■ No. of housing units assisted	2010	800		0%
				2011	800		0%
				2012	800		0%
				2013	800		0%
				2014	800		0%
		MULTI-YEAR GOAL			4,000	0	0%
			■ No. of units occupied by elderly households.	2010			#DIV/0!
				2011			#DIV/0!
			■ No. of units brought from substandard to standard condition.	2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Improve the accessibility to decent affordable housing by providing minor home repair services, safety and security modifications, energy/weatherization services, and accessibility modifications for elderly and disabled homeowners.		■ No. of units meeting Energy Star standards.	2010			#DIV/0!
				2011			#DIV/0!
			■ no. of units brought into compliance with the lead safe housing rule.	2012			#DIV/0!
				2013			#DIV/0!
			■ No. of units made Section 504	2014			#DIV/0!
				MULTI-YEAR GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1 (3) SNO-HIV-7	Provide housing information services to help low- and moderate-income households of persons with HIV/AIDS access decent housing.	HOPWA	■ No. of households receiving housing information services.	2010	400		0%
				2011	400		0%
				2012	400		0%
				2013	400		0%
				2014	400		0%
		MULTI-YEAR GOAL			2,000	0	0%
			■ Total Expenditures	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide housing information services to help low- and moderate-income households of persons with HIV/AIDS access decent housing.			2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1 (4) SNO-HIV-6	Provide supportive services to help low- and moderate-income households of persons with HIV/AIDS identify and afford to move into decent housing.	CDBG: HOPWA	■ No. of persons receiving supportive services only, broken down by: • No. of persons with HIV/AIDS • No. of other family members.	2010	300		0%
				2011	300		0%
				2012	300		0%
				2013	300		0%
				2014	300		0%
			MULTI-YEAR GOAL		1,500	0	0%
	Provide supportive services to help low- and moderate-income households of persons with HIV/AIDS identify and afford to move into decent housing.		■ No. of persons receiving supportive services in coordination with housing assistance, broken down by: • No. of persons with HIV/AIDS • No. of other family members.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
			■ Amount expended on each service activity.	2010			#DIV/0!
				2011			#DIV/0!
			■ No. of persons placed in jobs through supportive service expenditures.	2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (1) OHO-11 SNO-PD-1	Encourage/incent new construction/substantial rehabilitation of affordable owner-occupied housing units for the purpose of providing decent housing.	CDBG	■ No. of new housing units constructed. ■ No. of units that are available to purchase only by households below 80% of AMI.	2010	32		0%
				2011	32		0%
		HOME		2012	32		0%
				2013	32		0%
				2014	32		0%
			MULTI-YEAR GOAL		160	0	0%
			■ No. of housing units rehabbed. ■ No. of units designated as affordable that are occupied by elderly households. ■ No. of units occupied by households previously living in subsidized housing.	2010	20		0%
				2011	20		0%
				2012	20		0%
				2013	20		0%
				2014	20		0%
			MULTI-YEAR GOAL		100	0	0%
	Improve the affordability of decent housing through direct housing related services and/or the creation and rehabilitation of owner-occupied housing units throughout the City of St. Louis		■ No. of units meeting Energy Star standards.	2010			#DIV/0!
				2011			#DIV/0!
			■ No. of years that affordability restrictions apply (if applicable)	2012			#DIV/0!
				2013			#DIV/0!
			■ No. of units made Section 504 accessible.	2014			#DIV/0!
							#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (2) RHO-9 SNO-PD-4	Encourage/incent new construction/substantial rehabilitation of affordable rental housing units for the purpose of providing decent housing.	HOME	■ No. of new affordable units •No. of years that affordability restrictions apply. •No. of assisted units occupied by elderly households. •No. of units subsidized with project-based rental assistance. •No. of units designed for persons with HIV/AIDS. •No. of units of permanent housing designated for homeless persons and families	2010	50		0%
				2011	50		0%
				2012	50		0%
				2013	50		0%
				2014	50		0%
		MULTI-YEAR GOAL			250	0	0%
			■ No. of rehabbed affordable units. ■ No. of units meeting Energy Star standards. ■ No. of units brought into compliance with the lead safe housing rule.	2010	20		0%
				2011	20		0%
				2012	20		0%
				2013	20		0%
				2014	20		0%
		MULTI-YEAR GOAL			100	0	0%
	Improve the affordability of decent housing through direct housing related services and/or the acquisition, creation and rehabilitation of housing units throughout the City of St. Louis.		■ No. of units created through conversion of non-residential buildings to residential buildings. ■ No. of units brought from substandard condition to standard condition.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
			■ No. of units made Section 504 accessible	2014			#DIV/0!
				MULTI-YEAR GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-2 Affordability of Decent Housing									
DH-2 (3) CDO-PS-FH-7	Improve the affordability of decent housing by funding Equal Housing Opportunity Council and publicizing the availability of EHOC services.	CDBG	■ No. of persons assisted with improved access to a services.	2010	280		0%		
				2011	280		0%		
				2012	280		0%		
				2013	280		0%		
				2014	280		0%		
		MULTI-YEAR GOAL			1,400	0	0%		
			■ No. of persons assisted with new access to a service	2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
		MULTI-YEAR GOAL				0	#DIV/0!		
	Improve the affordability of decent housing through education, counseling, investigation and enforcement of fair housing laws throughout the City of St. Louis			2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
				MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (4) SNO-HIV-8	Provide help to low- and moderate-income households with HIV/AIDS to identify and afford to move into decent housing.	HOPWA	■ No. of persons receiving facility-based housing assistance, broken down by: • No. of persons with HIV/AIDS • No. of other family members.	2010	250		0%
				2011	250		0%
				2012	250		0%
				2013	250		0%
				2014	250		0%
			MULTI-YEAR GOAL		1,250		0%
	Provide funding or supportive services to help low- and moderate-income households of persons with HIV/AIDS afford to move into decent facility-based housing.		■ No. of units by facility type/type of unit. ■ Site Expenditures ■ Total facility-based assistance operations expenditures. ■ Prior living situation of households	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
			■ No. of households receiving facility-based housing assistance, including: • No. of previously homeless households • No. of chronically homeless ■ No. of persons receiving assistance by age, gender, race, and ethnicity	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-2 Affordability of Decent Housing									
DH-2 (5) RHO-6	Housing activities focused primarily on making the housing units affordable through tenant based housing assistance.	HOPWA	■ No. of persons receiving TBRA, broken down by: • No. of persons with HIV/AIDS • No. of other family members.	2010	300		0%		
				2011	300		0%		
				2012	300		0%		
				2013	300		0%		
				2014	300		0%		
		MULTI-YEAR GOAL			1,500	0	0%		
			■ Prior living situation of households ■ No. of households receiving assistance by income category. ■ No. of households exiting the program, by destination or life event.	2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
		MULTI-YEAR GOAL				0	#DIV/0!		
	Provide tenant based rental assistance to help low- and moderate-income households of persons with HIV/AIDS identify and afford to move into decent housing.		■ No. of households receiving TBRA, including: • No. of previously homeless households • No. of chronically homeless	2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
			■ No. of persons receiving assistance by age, gender, race, and ethnicity	MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (6) SNO-HIV-9	Housing activities focused primarily on making the housing units affordable through homeless prevention assistance (STRMU)	HOPWA	<ul style="list-style-type: none"> No. of persons receiving STRMU, broken down by: <ul style="list-style-type: none"> No. of persons with HIV/AIDS No. of other family members. Total STRMU expenditures. 	2010	25		0%
				2011	25		0%
				2012	25		0%
				2013	25		0%
				2014	25		0%
			MULTI-YEAR GOAL		125	0	0%
			<ul style="list-style-type: none"> Prior living situation of households No. of households receiving assistance by income category. No. of households exiting the program, by destination or life event. 	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Provide short term rent, mortgage and utility payment assistance to help low- and moderate-income households of persons with HIV/AIDS identify and afford to move into decent housing.		<ul style="list-style-type: none"> No. of households receiving STRMU assistance broken down by, <ul style="list-style-type: none"> No. that received mortgage assistance. No. that received assistance in the prior reporting year; and No that received assistance in the prior two reporting years. 	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (7) HO-11	Housing activities focused primarily on making the housing units affordable through homeless prevention assistance (STRMU).	ESG	■ No.of persons served by race, ethnicity.	2010	5,000		0%
				2011	5,000		0%
				2012	5,000		0%
				2013	5,000		0%
				2014	5,000		0%
		MULTI-YEAR GOAL			25,000	0	0%
			■ No. of households that received emergency financial assistance to prevent homelessness	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provides services such as rent, mortgage and utility assistance, to assist in the prevention of individuals becoming homeless in the City of St. Louis.		■ No. of households that received emergency legal assistance to prevent homelessness.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-3 Sustainability of Decent Housing							
DH-3 (1) RHO-10	Encourage/incent new construction/substantial rehabilitation of market rate rental housing units for the purpose of sustaining decent housing.	CDBG	■ No. of new units constructed. ■ No. of units brought into compliance with the lead safe housing rule.	2010	26		0%
				2011	26		0%
				2012	26		0%
				2013	26		0%
				2014	26		0%
		MULTI-YEAR GOAL			130	0	0%
			■ No. of rehabbed units. ■ No. of units meeting Energy Star standards. ■ No. of units made Section 504 accessible.	2010	20		0%
				2011	20		0%
				2012	20		0%
				2013	20		0%
				2014	20		0%
		MULTI-YEAR GOAL			100	0	0%
	Increase the sustainability of decent housing by rehabilitating substandard rental properties by providing funding through loans for acquisition financing and development cost write-down to generate rental housing units in blighted areas of the City.		■ No. of units created through conversion of non-residential buildings to residential buildings. ■ No. of units brought from substandard condition to standard condition	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
	MULTI-YEAR GOAL				0	#DIV/0!	

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-3 Sustainability of Decent Housing							
DH-3 (2) RHO-12	Encourage/incent new construction/substantial rehabilitation of market rate owner-occupied units for the purpose of sustaining decent housing.	CDBG	■ No. of new units constructed.	2010	40		0%
				2011	40		0%
				2012	40		0%
				2013	40		0%
				2014	40		0%
			MULTI-YEAR GOAL		200	0	0%
			■ No. of rehabbed units.	2010	40		0%
				2011	40		0%
				2012	40		0%
				2013	40		0%
				2014	40		0%
			MULTI-YEAR GOAL		200	0	0%
	Encourage/incent new construction/substantial rehabilitation of market rate owner-occupied units for the purpose of sustaining decent housing.		■ No. of units acquired. ■ No. of units brought into compliance with the lead safe housing rule. ■ No. of units meeting Energy Star standards. ■ No. of units made Section 504	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1 (1) CDO-PD-CY-1	Provide improved access to a suitable living environment by continuing programs that are offered to youth of all ages and circumstances, especially those at risk of getting into trouble, those engaged in gang activity, and those already in the juvenile justice system.	CDBG	■ No. of persons assisted	2010	22,703		0%
				2011	22,703		0%
				2012	22,703		0%
				2013	22,703		0%
				2014	22,703		0%
			MULTI-YEAR GOAL		113,515	0	0%
			■ No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Provide improved access to a suitable living environment by continuing programs that are offered to youth of all ages and circumstances, especially those at risk of getting into trouble, those engaged in gang activity, and those already in the juvenile justice system. Programs include encouraging leadership skills and providing after-school educational, recreational and mentoring opportunities.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (2) CDO-PS-E-1 SNO-E-1	Provide improved access to a suitable living environment by providing opportunities to maintain and enhance the quality of life for the City's elderly and special needs populations by providing Meals on Wheels, transportation services, recreational services, outreach, health screenings and nutrition education.	CDBG	■ No. of persons assisted	2010	1,200		0%
				2011	1,200		0%
				2012	1,200		0%
				2013	1,200		0%
				2014	1,200		0%
		MULTI-YEAR GOAL			6,000	0	0%
			■ No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide improved access to a suitable living environment by providing opportunities to maintain and enhance the quality of life for the City's elderly and special needs populations by providing Meals on Wheels, transportation services, recreational services, outreach, health screenings and nutrition education.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

**New Specific
Objective**

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1 (3) CDO-PS-1	Provide improved access to a suitable living environment by providing services to low-moderate income persons, such as food distribution, health screenings, assistance in completing circuit breaker tax forms and a referral system for social services and people seeking help with utility bills.	CDBG	■ No. of persons assisted	2010	100		0%
				2011	100		0%
				2012	100		0%
				2013	100		0%
				2014	100		0%
		MULTI-YEAR GOAL			500	0	0%
			■ No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide improved access to a suitable living environment by providing services to low-moderate income persons, such as food distribution, health screenings, assistance in completing circuit breaker tax forms and a referral system for social services and people seeking help with utility bills.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (4) HO-12	Improve access/availability to shelter or a service that will improve the beneficiary's living environment by providing food, shelter, and other emergency needs for low-income homeless residents.	CDBG	■ No. of persons served by: • special need category • facility type • race & ethnicity	2010	22,695		0%
				2011	22,695		0%
		ESG		2012	22,695		0%
				2013	22,695		0%
				2014	22,695		0%
			MULTI-YEAR GOAL		113,475	0	0%
			■ No. of households served by household type.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Improve access/availability to shelter or a service that will improve the beneficiary's living environment by providing food, shelter, and other emergency needs for low-income homeless residents. - reporting Housing Resource Center only			2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (5) HO-13	Improve access/availability to essential services that will improve the beneficiary's living environment by providing employment, health, substance abuse, treatment for mental illness, education, specialized classes such as parenting and skills building sessions-all of which are intended to move homeless populations toward self-sufficiency.	ESG	■ No. of persons (adults and children) served on an annual basis by: • race & ethnicity	2010	10,000		0%		
				2011	10,000		0%		
				2012	10,000		0%		
				2013	10,000		0%		
				2014	10,000		0%		
				MULTI-YEAR GOAL		50,000	0	0%	
						2010			#DIV/0!
						2011			#DIV/0!
						2012			#DIV/0!
						2013			#DIV/0!
						2014			#DIV/0!
				MULTI-YEAR GOAL			0	#DIV/0!	
	Improve access/availability to essential services that will improve the beneficiary's living environment by providing employment, health, substance abuse, treatment for mental illness, education, specialized classes such as parenting and skills building sessions-all of which are intended to move homeless populations toward self-sufficiency.			2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
				MULTI-YEAR GOAL			0	#DIV/0!	

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1(6)	Provide improved access to a suitable living environment on the near north side of St. Louis by offering a health and social service program for women and children. The program's intent is to facilitate access to health services and to provide quality health education and reduce risk behaviors.	CDBG	* No. of persons assisted	2010	200		0%
				2011	200		0%
				2012	200		0%
				2013	200		0%
				2014	200		0%
		MULTI-YEAR GOAL			1,000	0	0%
			* No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide improved access to a suitable living environment on the near north side of St. Louis by offering a health and social service program for women and children. The program's intent is to facilitate access to health services and to provide quality health education and reduce risk behaviors.		* No. of persons with improved access to service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1(7)	Provide improved access to a suitable living environment in the southern half of the City by offering affordable adult medical services, mental health counseling, health screening and education, nutritional services and public health nursing.	CDBG	* No. of persons assisted	2010	1,000		0%
				2011	1,000		0%
				2012	1,000		0%
				2013	1,000		0%
				2014	1000		0%
		MULTI-YEAR GOAL			5,000	0	0%
			* No. of persons with new access to service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide improved access to a suitable living environment in the southern half of the City by offering affordable adult medical services, mental health counseling, health screening and education, nutritional services and public health nursing.		* No. of persons with improved access to service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1(8)	Provide improved access to service by creating opportunities for children, youth and families to succeed academically and help guide children to think critically and independently.	CDBG	* No. of persons assisted	2010	100		0%
				2011	100		0%
				2012	100		0%
				2013	100		0%
				2014	100		0%
		MULTI-YEAR GOAL			500	0	0%
			* No. of persons with access to new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Provide improved access to service by creating opportunities for children, youth and families to succeed academically and help guide children to think critically and independently.		* No. of persons with improved access to service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 Affordability of Suitable Living Environment									
SL-2 (1) CDO-PS-CY-2	Improve affordability for the purpose of creating a suitable living environment by providing quality child care services to children aged six weeks to ten years old at low or not cost to allow parents in public housing to retain employment, attend school or enroll in job training programs.	CDBG	■ No. of persons assisted	2010	174		0%		
				2011	174		0%		
				2012	174		0%		
				2013	174		0%		
				2014	174		0%		
		MULTI-YEAR GOAL			870	0	0%		
			■ No. of persons with access to a new service	2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
	2014					#DIV/0!			
	MULTI-YEAR GOAL				0	#DIV/0!			
	Improve affordability for the purpose of creating a suitable living environment by providing quality child care services to children aged six weeks to ten years old at low or not cost to allow parents in public housing to retain employment, attend school or enroll in job training programs.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!		
				2011			#DIV/0!		
				2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
				MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (1) CDO-NI-11	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by building the capacity of CBDO's.	CDBG	■ No. of Community-Based Development Organizations assisted	2010	23		0%
				2011	23		0%
		HOME		2012	23		0%
				2013	23		0%
				2014	23		0%
			MULTI-YEAR GOAL		115	0	0%
			■ Name of the strategy area.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by building the capacity of CBDO's.		■ Whether the focus of the area is comprehensive revitalization, commercial revitalization, housing revitalization, or some other type of revitalization	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (2) CDO-NI-12	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by stabilizing rental properties in targeted areas of the city by providing professional property management to owners of multi-family buildings, including tenant screening, advertising, inspections and monthly reports. This program emphasizes resolution of problem property situations.	CDBG	■ No. of Community-Based Development Organizations assisted	2010	5		0%
				2011	5		0%
				2012	5		0%
				2013	5		0%
				2014	5		0%
		MULTI-YEAR GOAL			25	0	0%
			■ Name of the strategy area.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by stabilizing rental properties in targeted areas of the city by providing professional property management to owners of multi-family buildings, including tenant screening, advertising, inspections and monthly reports. This program emphasizes resolution of problem property situations.		■ Whether the focus of the area is comprehensive revitalization, commercial revitalization, housing revitalization, or some other type of revitalization	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (3) CDO-NI-9/10	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by providing management and legal assistance to reduce the number of problem and nuisance properties through a Problem Property Team which includes members of the City Counselor's Office, the Municipal Courts and the Department of Public Safety.	CDBG	■ No. of persons assisted	2010	219,684		0%
				2011	219,684		0%
				2012	219,684		0%
				2013	219,684		0%
				2014	219,684		0%
		MULTI-YEAR GOAL			1,098,420	0	0%
			■ No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
	2014					#DIV/0!	
	MULTI-YEAR GOAL				0	#DIV/0!	
	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods providing management and legal assistance to reduce the number of problem and nuisance properties through a Problem Property Team which includes members of the City Counselor's Office, the Municipal Courts and the Department of Public Safety.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (4) CDO-NI-3	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by securing vacant and open buildings in low-moderate income neighborhoods to deter their use as havens for crime, to stop the spread of blight, and to preserve structurally sound buildings for future rehabilitation. The program will also clear, grade and seed vacant lots and remove hazardous trees.	CDBG	■ No. of vacant and open buildings secured.	2010	900		0%
				2011	900		0%
				2012	900		0%
				2013	900		0%
				2014	900		0%
		MULTI-YEAR GOAL			4,500	0	0%
			■ No. of dangerous trees removed.	2010	300		0%
				2011	300		0%
				2012	300		0%
				2013	300		0%
				2014	300		0%
		MULTI-YEAR GOAL			1,500	0	0%
	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by securing vacant and open buildings in low-moderate income neighborhoods to deter their use as havens for crime, to stop the spread of blight, and to preserve structurally sound buildings for future rehabilitation. The program will also clear, grade and seed vacant lots and remove hazardous trees.		■ No. of vacant lots maintained.	2010	600		0%
				2011	600		0%
				2012	600		0%
				2013	600		0%
				2014	600		0%
		MULTI-YEAR GOAL			3,000	0	0%

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (5) CDO-NI-14	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by teaming up with residents in low-moderate income neighborhoods, and sending cleaning crews into targeted low-income areas, to improve safety and livability, help revitalize deteriorating neighborhoods, and help restore and preserve the natural and physical features of neighborhoods. Crews will also eliminate gang markings and other graffiti from public and private buildings in low-moderate income neighborhoods.	CDBG	■ No. of persons assisted	2010	219,684		0%
				2011	219,684		0%
				2012	219,684		0%
				2013	219,684		0%
				2014	219,684		0%
		MULTI-YEAR GOAL			1,098,420	0	0%
			■ No. of persons with access to a new service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Sustain the physical environment in St. Louis's low- and moderate-income neighborhoods by teaming up with residents in low-moderate income neighborhoods, and sending cleaning crews into targeted low-income areas, to improve safety and livability, help revitalize deteriorating neighborhoods, and help restore and preserve the natural and physical features of neighborhoods. Crews will also eliminate gang markings and other graffiti from public and private buildings in low-moderate income neighborhoods.		■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1 (1) CDO-ED- 1,2,3,6	Improve/increase the availability/accessibility of economic opportunities through activities that create jobs and increase the City's tax base including land assembly, site preparation, business loans, business marketing, technical assistance and business support programs.	CDBG	JOB CREATION ■ Total no. of jobs created for the program year. ■ No. of jobs with employer sponsored health care benefits. ■ No. of persons who were unemployed prior to taking jobs created by the activity. ■ No. of jobs created for each job by EDA classification/type.	2010	50		0%
				2011	50		0%
				2012	50		0%
				2013	50		0%
				2014	50		0%
			MULTI-YEAR GOAL		250	0	0%
	Improve/increase the availability/accessibility of economic opportunities through activities that encourage commercial and industrial development through direct financial assistance to private for-profit businesses, technical assistance and commercial land assembly and site preparation within the St. Louis Empowerment Zone for the North Riverfront Business Corridor project. The goal of these programs is to retain and/or create jobs for low-moderate income persons by providing attractive project financing.		JOB RETENTION ■ Total jobs retained for the program year. ■ No. of jobs with employer sponsored health care benefits. ■ No of jobs retained by EDA job classifications	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
			BUSINESSES ASSISTED ■ No. of new businesses assisted ■ No. of existing businesses assisted. • No. of businesses expanding. • No. of business relocations ■ No. of businesses assisted that provide goods or services to meet the needs of a service area, neighborhood, or community. ■ DUNS number	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1 (2) CDO-PSET-3	Improve/increase the availability/accessibility of economic opportunities by providing literacy, GED and other classes to low and moderate income high school dropouts in the Carondelet neighborhood including child care services necessary to allow parents to attend classes.	CDBG	■ No. of persons assisted	2010	30		0%
				2011	30		0%
				2012	30		0%
				2013	30		0%
				2014	30		0%
		MULTI-YEAR GOAL			150	0	0%
			■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Improve/increase the availability/accessibility of economic opportunities by providing literacy, GED and other classes to low and moderate income high school dropouts in the Carondelet neighborhood including child care services necessary to allow parents to attend classes.			2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1 (3) CDO-PSET-1	Improve/increase the availability/accessibility of economic opportunities by providing year-round employment, apprenticeships, job training and leadership development among youth in low-income neighborhoods.	CDBG	■ No. of persons assisted	2010	83		0%
				2011	83		0%
				2012	83		0%
				2013	83		0%
				2014	83		0%
		MULTI-YEAR GOAL			415	0	0%
			■ No. of persons assisted with improved access to a service	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Improve/increase the availability/accessibility of economic opportunities by providing year-round employment, apprenticeships, job training and leadership development among youth in low-income neighborhoods.			2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-3 Sustainability of Economic Opportunity							
EO-3 (1)	Sustain economic opportunities through activities that encourage the stabilization and redevelopment of obsolete neighborhood commercial districts, thereby improving surrounding residential areas. The program provides for façade and public improvements in commercial areas throughout the City and includes the administration of the program.	CDBG	BUSINESSES ASSISTED ■ No. of new businesses assisted ■ No. of existing businesses assisted. • No. of businesses expanding. • No. of business relocations	2010	250		0%
				2011	250		0%
				2012	250		0%
				2013	250		0%
				2014	250		0%
			MULTI-YEAR GOAL		1,250	0	0%
			■ No. of businesses assisted that provide goods or services to meet the needs of a service area, neighborhood, or community.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Sustain economic opportunities through activities that encourage the stabilization and redevelopment of obsolete neighborhood commercial districts, thereby improving surrounding residential areas. The program provides for façade and public improvements in commercial areas throughout the City and includes the administration of the program.		■ DUNS number	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-3 Sustainability of Economic Opportunity							
EO-3 (2) CDO-ED-9 SNO-PD-9	Sustain economic opportunities by assisting businesses to comply with accessibility requirements by providing funds for construction of handicap entrance ramps and accessible unisex restroom facilities.	CDBG	BUSINESSES ASSISTED ■ No. of new businesses assisted ■ No. of existing businesses assisted. • No. of businesses expanding. • No. of business relocations	2010	10		0%
				2011	10		0%
				2012	10		0%
				2013	10		0%
				2014	10		0%
			MULTI-YEAR GOAL		50	0	0%
			■ No. of businesses assisted that provide goods or services to meet the needs of a service area, neighborhood, or community.	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
	Sustain economic opportunities by assisting businesses to comply with accessibility requirements by providing funds for construction of handicap entrance ramps and accessible unisex restroom facilities.		■ DUNS number	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!